



Utility Essentials

Desktop Search Report (BS PAS128 Type D)

Charing Cross, Westminster, Greater London, SW1A 2DX

Customer:	Emapsite
Reference	EMS15349
Coordinates:	OSGB: 530035.723,180380.808
Search Date:	30 April 2024





Summary Page

Customer: Emapsite
 Reference: EMS15349
 Coordinates: OSGB: 530035.723,180380.808
 Search Date: 30 April 2024

Number of responses received: 4

Search results

 Electricity Page 9 >	 Telecoms/Cable Page 109 >
 Gas Page 50 >	 Water and Sewers Page 111 >

Red means assets present  | Green means assets not present 

Please refer to following pages to see providers who may be present but have not yet responded

Understanding this report

This report provides an indication of the presence of underground utility assets within the specified area of interest (see map page). It provides a compilation of asset information held by statutory owners of underground utility assets. The findings are 'indicative' and are intended for project planning and feasibility purposes only. Further site investigation is required prior to breaking ground.

This report satisfies the requirements for

- BS PAS128:2022 Survey Category D - a British Standards Specification document, describing a mandatory desktop search of recorded information held by statutory utility asset owners.
- Health & Safety Executive Regulations - including HSG47 which outlines the potential dangers of working near underground services, and CDM Regulations 2015 which require companies to have correct information about sub-service risks (such as utility services).
- NRSWA 91 - the New Road & Street Works Act 1991 which requires those working with underground apparatus to be controlled by competent people with appropriate information.

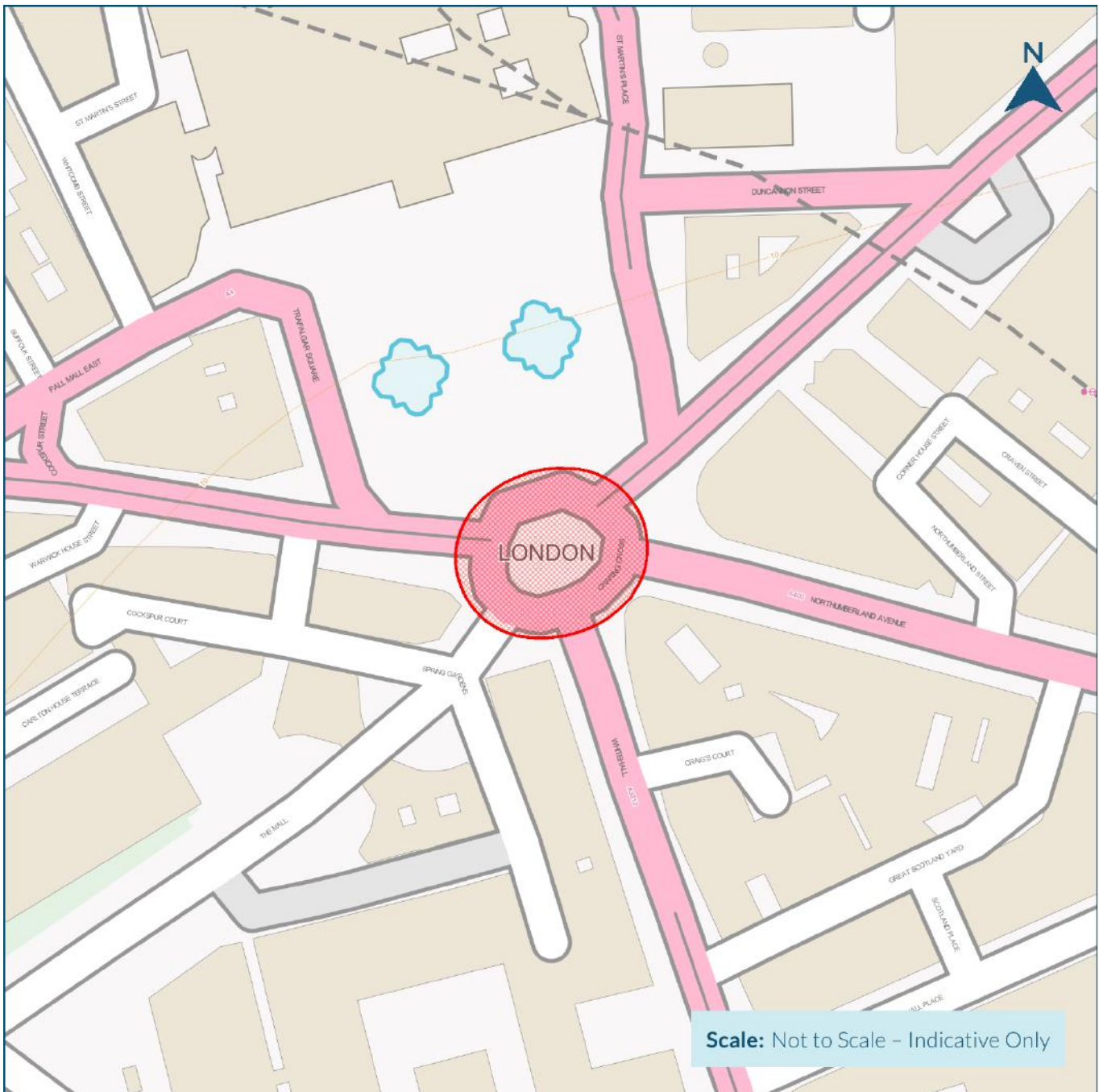
This report has been compiled by:





Location Plan

Customer: Emapsite
Reference: EMS15349
Coordinates: OSGB: 530035.723,180380.808
Search Date: 30 April 2024



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Utility Assets Confirmed PRESENT

Customer: Emapsite
Reference: EMS15349
Coordinates: OSGB: 530035.723,180380.808
Search Date: 30 April 2024

The following utility providers confirmed that their recorded information indicated the presence of their assets within the requested site area.



Electricity

1 UK Power Networks



Gas

1 Cadent



Telecoms/Cable

1 BT Openreach



Water and Sewers

1 Thames Water



Understanding this report

Thank you for purchasing this Report from Emapsite.

Purpose of Utilities Report

The report satisfies the requirements for BS PAS128:2022 (30April2022) Type D Desktop Utility Records Search. The Report is a compilation of Utility company recorded plans/information for the requested site area. The records received have been collated and converted to PDF files for inclusion in the report. The Report is intended for site screening, project planning and feasibility study activities only.

Limitations and Accuracy of the Data

The accuracy of records held by Utility companies varies considerably and the Search findings are 'indicative' (Quality Level D). It is intended to guide non-invasive site surveys (e.g. ground penetrating radar) and is not suitable for excavation or construction purposes. Each Utility Company has its own disclaimer statement in respect of the information they provide, and Utility companies do not guarantee or provide a warranty for the data. Information/plans provided are for guidance only and are not guaranteed to be up to date or to be a complete record of the Utility Company plant at the requested site area. Some Utility Companies only show main utilities, so it is possible that service pipes or cables may be present at the site but not presented on the plans. Some Utility Companies state that the utilities may deviate from the route and position shown on the plans and the exact position of the utilities should be verified using suitable detecting devices and safe digging practices in accordance with HS(G)47. The representation of utilities on the plans does not imply that they are suitable in size, capacity, type or location for the project purpose. The Utility Companies should be contacted directly for clarification and/or advice.

Completeness

Whilst every effort is made to locate all Utility Companies for the requested site area, due to the sensitive or restrictive nature of some sites, the existence of redundant utilities, the emergence of new companies and the combining of, takeover or sale of existing Companies, we cannot guarantee that details concerning all utilities for the requested site area have been provided.

Date

Utility Companies plans are amended regularly, and this Report is valid at the time of production only.

Liability

Emapsite cannot offer any guarantees nor accept any liability for this Report or its contents. No representation is made by Emapsite as to the accuracy, completeness, sufficiency or otherwise of this report.

Copyright

The copyright of the Utilities Report remains with Emapsite. The Report and may not be copied nor communicated using any method either in whole or in part without the prior written consent of Emapsite.

Assignment

The Utility Report may not be assigned to any other party without the prior written consent.

Other Reports Available:

Utility Essentials

The Utility Essentials report provides visibility of the 5 key services – Gas, Electric, Water, Sewage and Openreach, supplied for areas of up to 500m in length or width (maximum 25 hectares). The Essentials report is ideal for sites where only the main utilities providers are likely to be present or projects where the aim is merely to check the availability of the main utilities e.g. in the planning stages of a new development. All available information is collated and delivered as a single report in 5 working days with any outstanding information being delivered as soon as it is available. Reports for larger site areas are available on request.

Utility Premium

The Utility Premium report provides comprehensive information about all services likely to affect your site, including: Gas and Oil Pipelines; Electricity cabling; mains Water and Sewerage; Telecoms and fibre-optic cables; and transportation networks. The report is supplied for areas of up to 500m in length or width (maximum 25 hectares). It is ideal when comprehensive information is required for your site, ensuring you are managing your risk and avoiding expensive delays. All available information is collated and delivered as a single report within 10 working days, with any outstanding information being delivered as soon as it becomes available. Reports for larger site areas are available on request.

Utility Fast-Track

The Utility Fast-track report delivers all the information of a Premium report but with all available supplier responses being collated in a report and delivered to you within 5 working days, with any outstanding information being delivered as soon as it becomes available.



Terms and Conditions

The Terms and Conditions should be read in conjunction with the 'Report Content & Information' sheet. The content of the 'Report Content & Information' sheet forms part of the Terms and Conditions.

Disbursements

1.1. Several Utility Companies charge for either searching to determine if they have any plant or for providing plans. These charges are included in the cost of Utility Essentials, Utility Premium and Utility Fast-track Reports, and are not charged as extra. Utility Singles Reports do not include disbursement charges and these will be charged as extra to the client at cost. The client will be made aware of any applicable charges prior to finalisation of purchase.

1.2. The Utility Companies that make a charge or the charges themselves may be changed or updated without notification to the client.

Turnaround Times

2.1. Whilst every effort is made to produce the reports as quickly as possible we are reliant on the Utility Companies to provide us with the plans and/or data. Depending on the product purchased, reports are usually completed within approximately 5 to 15 working days.

2.2. No guarantees can be made regarding the time taken to complete the report.

Limitation of Liability

3.1 Technics Group Ltd (trading name of Technics Group Limited) and/or Emapsite Ltd will make all reasonable endeavours to provide the Utility Report within the stated period and shall not be liable for any delay arising because of any act, omission or delay of any Utility Company.

3.2 The Utility Companies have no liability to Technics Group Ltd and/or Emapsite Ltd in relation to the provision of information, plans and/or data or the omission of or to provide such information, plans or data. Therefore Technics Group Ltd and/or Emapsite Ltd shall have no liability to a Client for the information, plans and data contained in a Utilities Report.

3.3 Technics Group Ltd and/or Emapsite Ltd shall have no liability in relation to any Utilities Report for loss or damage arising in relation to loss of profits, loss of business, loss of use, costs, damages, charges or expenses.

Cancellation Policy

4.1. We are unable to cancel the order once finalised.

Force Majeure

Technics Group Ltd and/or Emapsite Ltd will have no liability to the Client if it is prevented from or delayed in performing its obligations in connection with producing the Utilities Report by any act, event, omission, accident, or incident beyond its reasonable control. These include but are not limited to any form of industrial dispute, strike or lock-out, breakdown or failure of a utility service or transport network, act of God, war, riot, civil commotion, malicious damage, accident, incident, breakdown of plant, machinery or electronic system, fire or flood.

Governing Law

The Governing Law and Jurisdiction of these Terms and Conditions, any Contract or Agreement are governed by and construed in accordance with the laws of England and Wales. The Courts of England and Wales shall have non-exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with these Terms and Conditions, any Contract or Agreement..



End User License Agreement

1 Introduction

By accessing this DATA the End User agrees to abide by the Terms and Conditions of Licence contained herein.

2 Definitions

LICENSOR – Emapsite Ltd (Registered Number 3931726; Unit 5 Woking 8, Forsyth Road, Woking, Surrey, GU21 5SB) who have been licensed to market the Intellectual Property Rights of others under these terms.

RESELLER – Emapsite channel partners including Groundsure Limited.

END USER – the person, organisation or company who is accessing the DATA, based on these Licence terms, having been accepted as a Licensee by Licensor and paid the Price due to Emapsite or Reseller in consideration for such Licence, and is identified as the person, organisation or company given on the corresponding invoice for this product from the Reseller.

DATA - means the Products licensed and made available to the End User by the Licensor as a series of data sets which together provide indicative maps showing the underground assets of Utility Providers for England, Wales and Scotland and compiled by Technics Group Limited.

3 Grant of Licence

The licence granted to the End User is personal, revocable, non-exclusive, and non-transferable, limited to Internal Use (as defined in clause 5 below) as the only Permitted Use by the End User and is for a period as specified in the corresponding order invoice from the Reseller. Save as expressly authorised to vary in accordance with clause 5 below, the End User shall be prohibited from: modifying, translating, format-changing, enhancing, reproducing, copying (except where strictly necessary for system back up), redistributing, disseminating, selling, dealing with, licensing, encumbering, reverse engineering, disassembling or decompiling the DATA, or any part of thereof, except to the extent permitted by law; using the DATA in any manner for the creation of products or services for Distribution; using DATA otherwise than for Internal Use; assigning or dealing with in any way its rights under the End User Contract; putting, or allowing the DATA (or any Derived Data) to be put on any free, open or public access website; and distributing or granting licences of the DATA (in whatever form) or material derived from DATA (including interrogating DATA), save as expressly varied by relevant part of clause 5 below.

4 Intellectual Property and Copyright

4.1 The End User must acknowledge and agree that all Intellectual Property Rights in the DATA are the absolute property of the Utility Providers (or where relevant Technics Group Limited or Licensor). Material which is derived, developed, or copied from DATA shall be deemed assigned to the relevant Utility Provider as legal and beneficial owner at creation, except as provided in this paragraph. However, where that material is created by End User under relevant Permitted Use by End User authorised by Licensor in accordance with the Agreement, the Intellectual Property in that material shall belong to the End User.

4.2 Copyright statements must be used with DATA as follows:

© Utility Provider (named as applicable) and Technics Group Limited

5 Permitted Use

5.1 PERMITTED USE BY END USER SHALL BE LIMITED TO INTERNAL USE. COMMERCIAL USE SHALL BE PROHIBITED. The meanings of such phrases are set out below.

5.2 Internal Use means the following internal uses by the End User: Without compromising the prohibitions contained in clause 3 above, analysing the DATA against a location or a series of locations to obtain information derived from the DATA such as proximity to underground assets and use of and sharing such information/results of such analysis internally within the End User's legal entity only.

5.3 Commercial Use means use that does not fall under Internal Uses (as above) and involves the provision or any form of Distribution to any third party of the DATA or any material derived from DATA (including Derived Data or Static Data) in connection with, expectation of or anticipation of any direct or indirect commercial benefit or commercial relationship (including a service, broker or agency agreement) and whether or not in return for any consideration (including direct or indirect fee, payment or other benefit), free of charge or for no consideration.

5.4 Derived Data means any material derived from or created using DATA, including where DATA is manipulated, aggregated, integrated, combined, merged, modelled, transformed, or processed in or with other data or facilities;

5.5 Static Data means DATA and any data (including Derived Data resulting from Internal Uses presented or included in static format in presentations or reports in hard copy, portable document files (PDF) or similar format. Static Data does not allow for alteration of the data presented, nor enable any further analysis to be carried out against the data (including against the DATA).

6 Confidentiality

6.1 In this clause 6, 'Confidential Information' means all confidential information disclosed (whether in writing, orally or by another means and whether directly or indirectly) by a Party to the other Party whether before or after the date of this Agreement which might reasonably be considered confidential, including the DATA, information relating to the DATA, and information relating to any of the operations, plans or intentions, clients, contacts, product information, software, data, processes, methods, know-how, trade secrets, market opportunities and business affairs of a Party.

6.2 Each Party shall treat the other Party's Confidential Information as confidential and shall protect it as such. It shall manage it with not less than the same degree of care as it does its own Confidential Information. In any event where Confidential Information is disclosed in any way by one Party ('Disclosing Party') to the other Party ('Receiving Party'), either before or during the Term of this Agreement or after its expiry or termination for any reason, the Receiving Party shall: not use Confidential Information for a purpose other than the performance of its obligations under this Agreement; not disclose Confidential Information to any person except with the prior written consent of the Disclosing Party; and make every effort to prevent the use or disclosure of Confidential Information.

6.3 During the term of this Agreement the Receiving Party may disclose Confidential Information solely to the extent that such disclosure is necessary for the purposes of this Agreement, to any of its directors, other officers, employees, End Users, Affiliates, contractors or sub-contractors. Receiving Party shall ensure that persons to whom Confidential Information is disclosed are made aware of and comply with the Receiving Party's obligations of confidentiality as if they were the Receiving Party.

7 Information Access

7.1 In so far as the End User is, or is deemed to be, or acts or on behalf of or on the authority of a Public Authority for the purposes of the Information Access Regimes: End User acknowledges that the Utility Providers, Technics Group Limited, Reseller and Licensor consider that DATA is exempted from disclosure because DATA is: proprietary to the Utility Provider and disclosure would harm the interests of the Utility Provider (including its commercial interests); protected by database rights and other Intellectual Property; confidential and the disclosure of it by the End User would constitute a breach of confidence actionable by the Utility Provider, Technics Group Limited and/or the Licensor; and confidential commercial or industrial information protected by laws to protect a legitimate economic interest.

7.2 End User shall, in the event it receives a request for information ('Access Request') under the Information Access Regimes pursuant to which the DATA might be disclosed: immediately notify the Reseller of the Access Request and provide the Reseller with full and complete details of the Access Request and the DATA that may be disclosed, together with any other information the Reseller may request; consult, as soon as possible within receipt of Access Request, with the Reseller as to whether the DATA constitutes information which is exempt from disclosure or publication pursuant to the Information Access Regimes and/or pursuant to the matters set out above; notify the Reseller immediately of any final decision as to disclosure of the DATA and no less than 72 hours before any proposed disclosure, as to what if any of the DATA (or any Derived Data) is proposed to be disclosed and co-operate fully and at End User's sole cost with the requirements set out in this paragraph.

7.3 End User shall not disclose the DATA in any publication scheme maintained pursuant to any Information Access Regime without first notifying the Reseller in advance of disclosure in accordance with this paragraph.

7.4 Where the End User is, or is deemed to be, or acts for and on behalf of or on the authority of a Public Authority under the Information Access Regimes and the End User seeks to make disclosure or discloses DATA under the Information Access Regimes without the consent of the Reseller, such disclosure shall entitle the Reseller and/or the Licensor and/or Technics Group Limited to terminate the End User Contract with immediate effect and without liability on their part.

7.5 The Contracts (Rights of Third Parties) Act 1999 shall apply for the benefit of Technics Group Limited and the Licensor and the Reseller that Technics Group Limited and/or the Licensor and/or the Reseller may (but shall have no obligation to) enforce any of the terms in the End User Contract which relate to disclosure under the Information Access Regimes, limitation on liability, use of DATA or infringement of Intellectual Property Rights in the DATA.

8 Termination

8.1 The licence must terminate automatically in the event that the End User materially breaches any of the requirement or obligations set out in this End User Licence Agreement. All use of DATA and material derived from DATA shall cease promptly in such event, except as follows:

Following expiry of the End User Contract, the End User may continue to use limited material created using DATA during the term of its End User Contract. Such material is limited to that which is both properly authorised as relevant Permitted Use by the End User and is in static form, i.e. such that after termination it is not changed, added to, updated, modified in any other way or used in or to create any new, updated, supplemented or modified product, tool, analysis or material. Material which is not in static form (including probabilistic modelling and models and output therefrom, which is automatically deemed to be not static) shall not be used after termination of the End User Contract. The End User must be prohibited from using DATA (including in Reseller's Product/Service), and from deriving any new, updated, supplemented or modified product, tool or material from DATA, after the date of termination of its End User Contract.

8.2 The invalidity or unenforceability of any part of this Agreement shall not prejudice or affect the validity or enforceability of the remainder of the Agreement, which shall remain in full force and effect. If any provision of this Agreement is found to be invalid, illegal or unenforceable but would cease to be so if some part of the provision were deleted or modified, the provision in question shall apply with such minimum modification as may be necessary to make it valid, legal and enforceable and still give effect to the commercial intention of the Parties in this Agreement.

9 Fees

9.1 The End User must acknowledge its obligation to pay licence fees to the Reseller. The total price of the Products shall be the Reseller's written quoted price as varied from time to time. The price is exclusive of any applicable Value Added Tax, which the End User shall be additionally liable to pay to Licensors.

9.2 End User shall pay in full on order or shall pay within 30 days of the date of invoice if accepted for an account with the Reseller. The time of payment shall be of the essence of the Contract. All payments shall be made in full without deduction in respect of any set-off or counterclaim. If the End User fails to make any payment on the due date then without prejudice to any other right or remedy available to Licensors, Licensors shall be entitled to: cancel the Contract or suspend any deliveries to the End User; appropriate any payment made by the End User to the DATA; and charge the End User interest (both before and after any judgment) on the amount unpaid, at the rate of 4 per cent per annum over the base rate for the time being of Barclays Bank PLC. Licence to DATA is not deemed to commence until payment has been made of the Price in full to Licensors.

10 Liability

10.1 Licensors warrant that the DATA will correspond with its specification at the time of delivery. The above warranty does not extend to any defect resulting from use of the DATA with materials or equipment not supplied by Licensor. The above warranty is given by Licensors subject to the following conditions: Neither Licensor nor Reseller shall be under any liability in respect of any defect in the DATA arising from any drawing, design or specification supplied by the End User or in respect of any defect arising from failure to follow Licensors' guidance, misuse or alteration of the DATA without Licensors' approval; Neither Licensor nor Reseller shall be under any liability under the above warranty (or any other warranty, condition or guarantee) if the total price for the DATA has not been paid by the due date for payment; and Except in respect of death or personal injury caused by Licensor or Reseller's negligence, neither Licensor nor Reseller shall be liable to the End User for any consequential loss or damage (whether for loss of profit or otherwise), costs, expenses, or other claim for consequential compensation whatsoever which arises out of or in connection with the supply of the DATA, except as expressly provided in these Conditions. Except in respect of injury to or death of any person Licensor's and Reseller's aggregate liability for breach of contract, negligence or other default shall not exceed the value of the Contract. Except as expressed here all warranties, conditions or other terms implied by statute or common law are excluded to the fullest extent permitted by law.

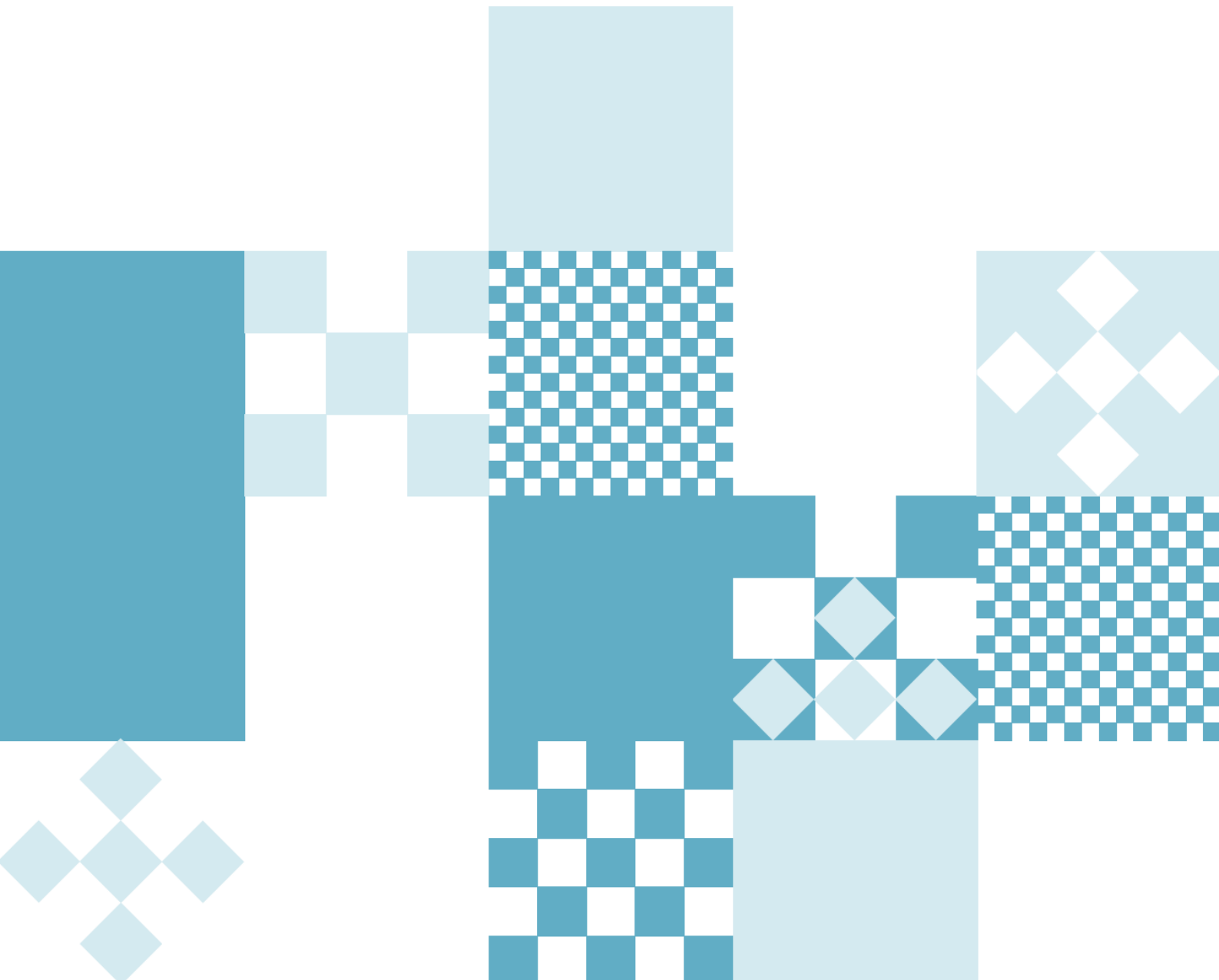
11 Governing Law and Jurisdiction

The End User Contract and any matter, dispute or claim arising from or in connection with the End User Contract in so far as it applies to DATA and its use (including noncontractual disputes or claims) shall be governed by and construed in accordance with English law. The End User must submit to the mediation process prescribed in the Agreement and, subject to that, to the exclusive jurisdiction of the English court.



Utilities present

Electricity



Our Ref: 23538318 Your Ref: SP21616

Tuesday, 12 October 2021

Stephen Sawyer
Technics House Merrow Business Park
Guildford
Surrey
GU4 7WA

Dear Stephen Sawyer

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

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

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

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



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

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

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

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

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

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by



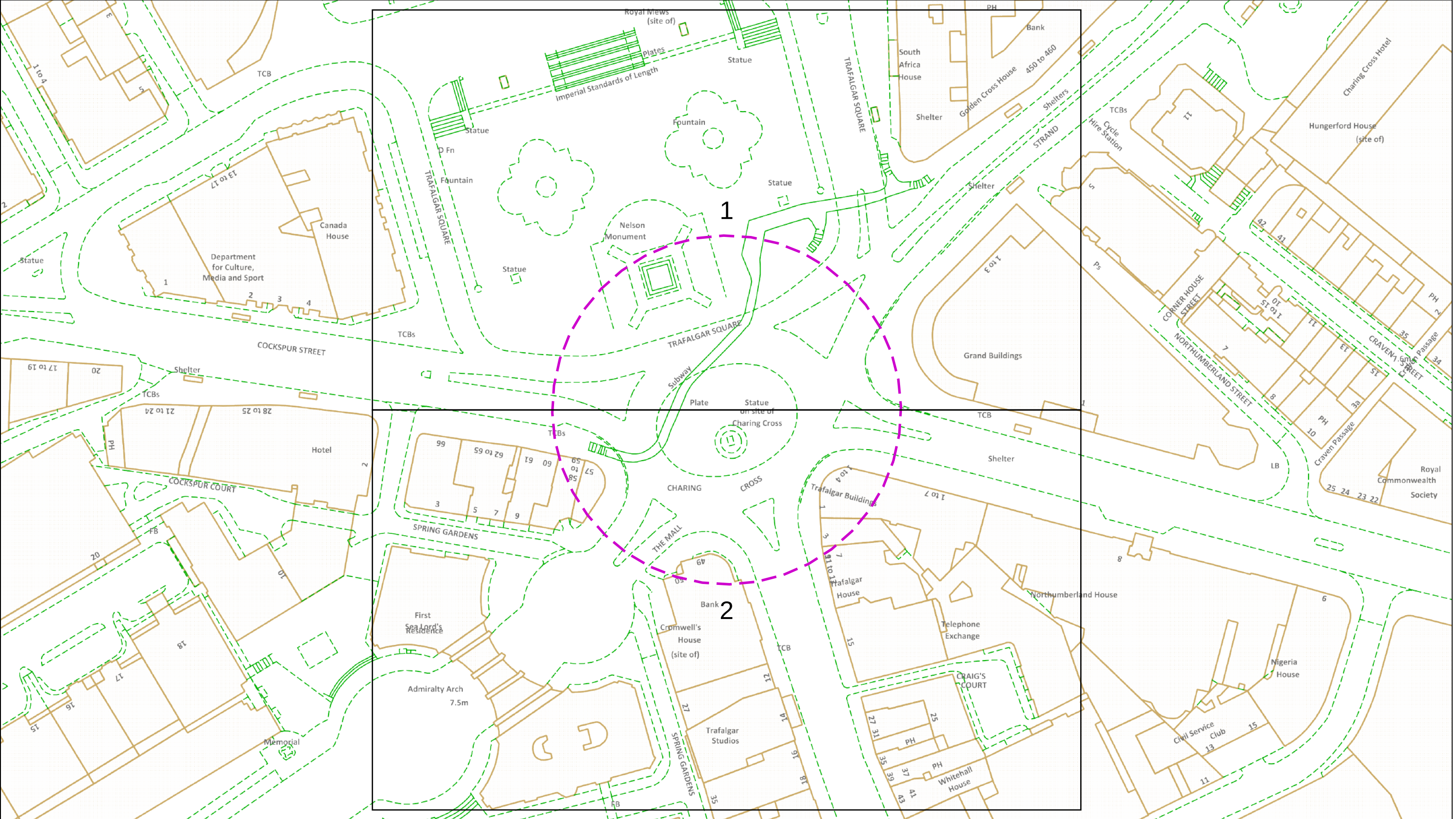
- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

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

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

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





This plan must be used with the attached ‘Symbols’ document.

Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 529936 180307
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: SP21616

Scale: 1:1025 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.

3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by UK Power Networks.

6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.

2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.

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

4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.

5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

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.



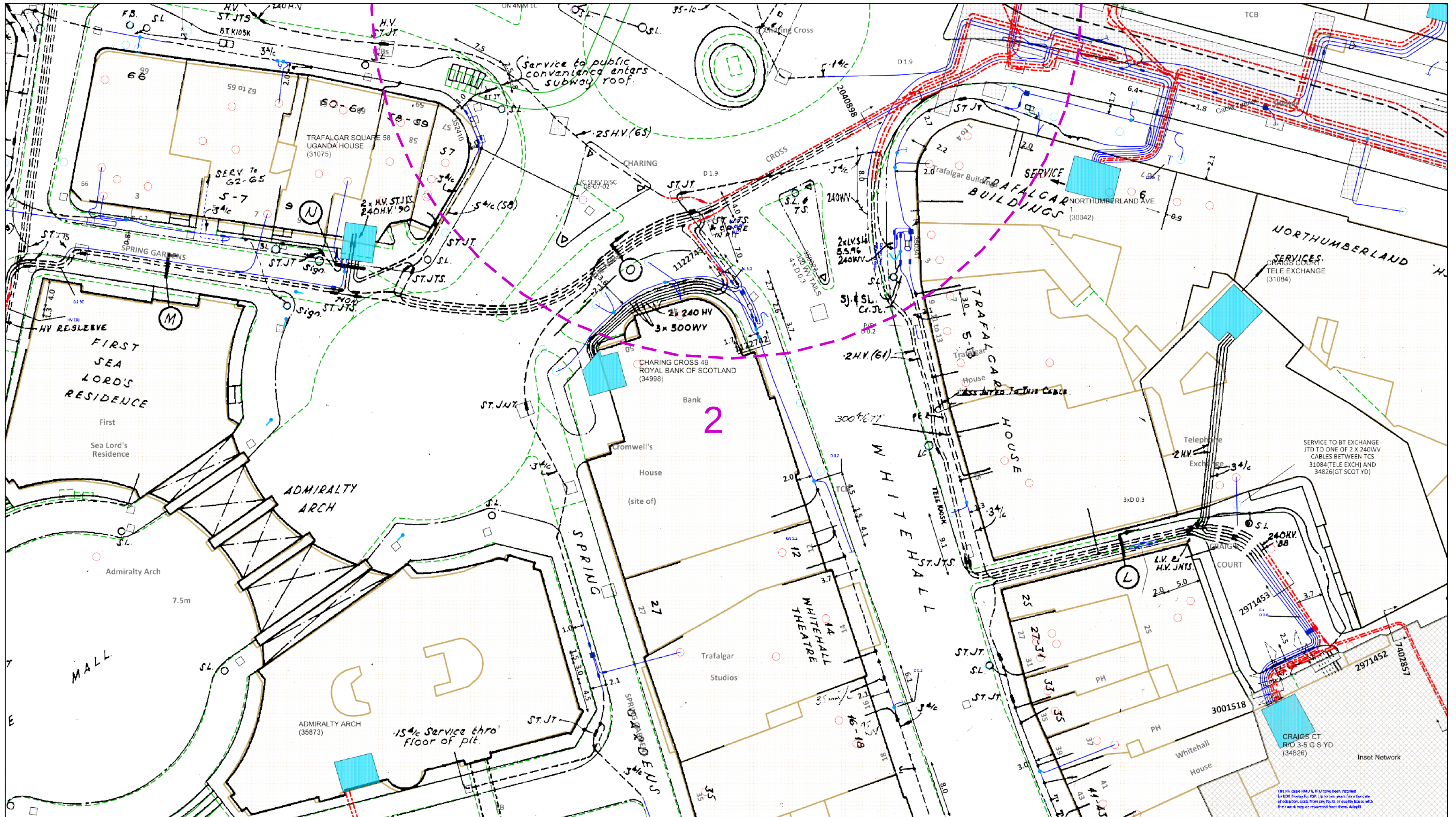
IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838 (24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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

Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 529936 180307
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: SP21616

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.

3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by UK Power Networks.

6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.

2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.

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

4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.

5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY

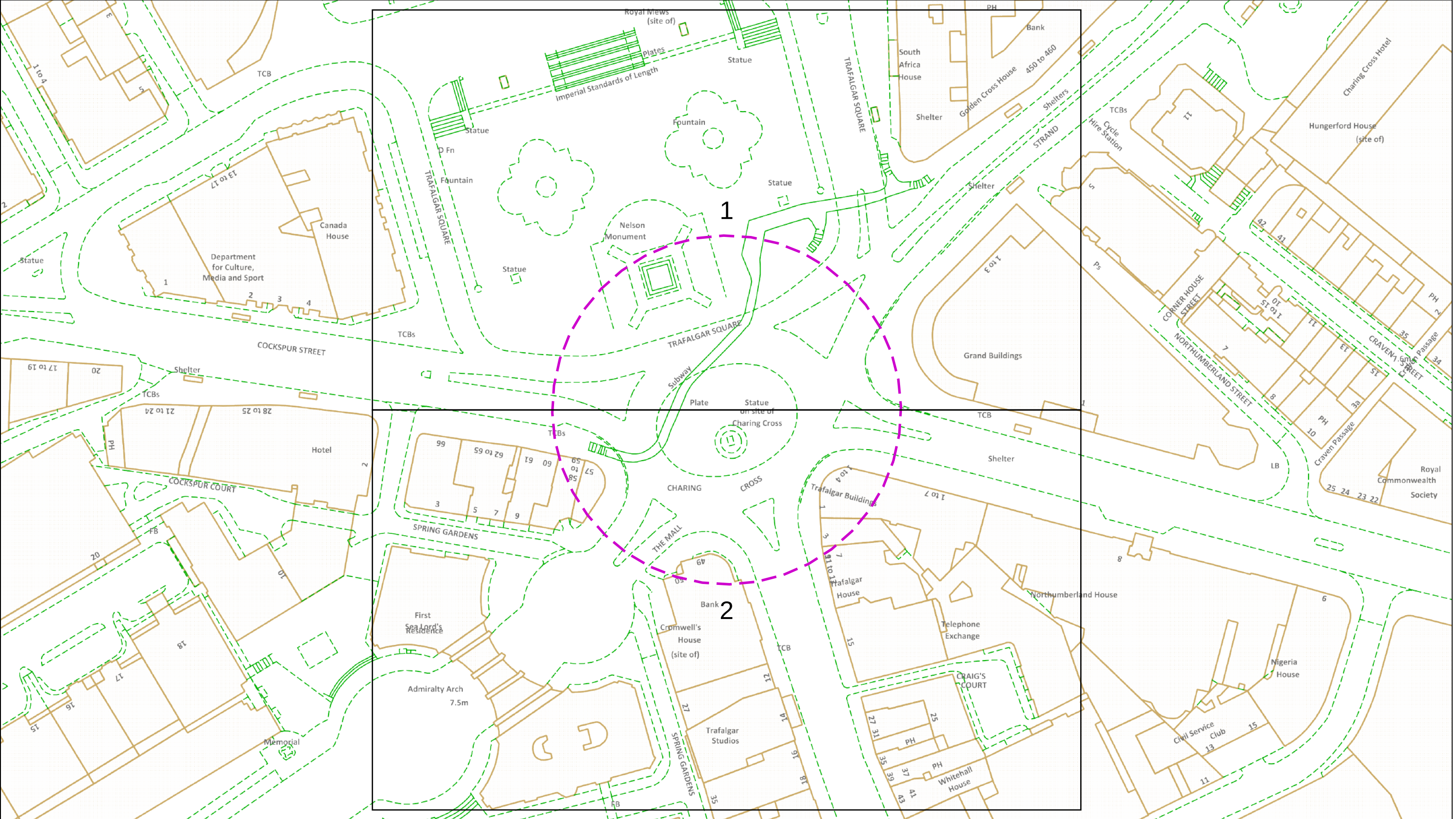
ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.

UK Power Networks



This plan must be used with the attached ‘Symbols’ document.

Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 529936 180307
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: SP21616

Scale: 1:1025 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.

2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.

3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.

4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.

5. All cables must be treated as being live unless proved otherwise by UK Power Networks.

6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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

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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.

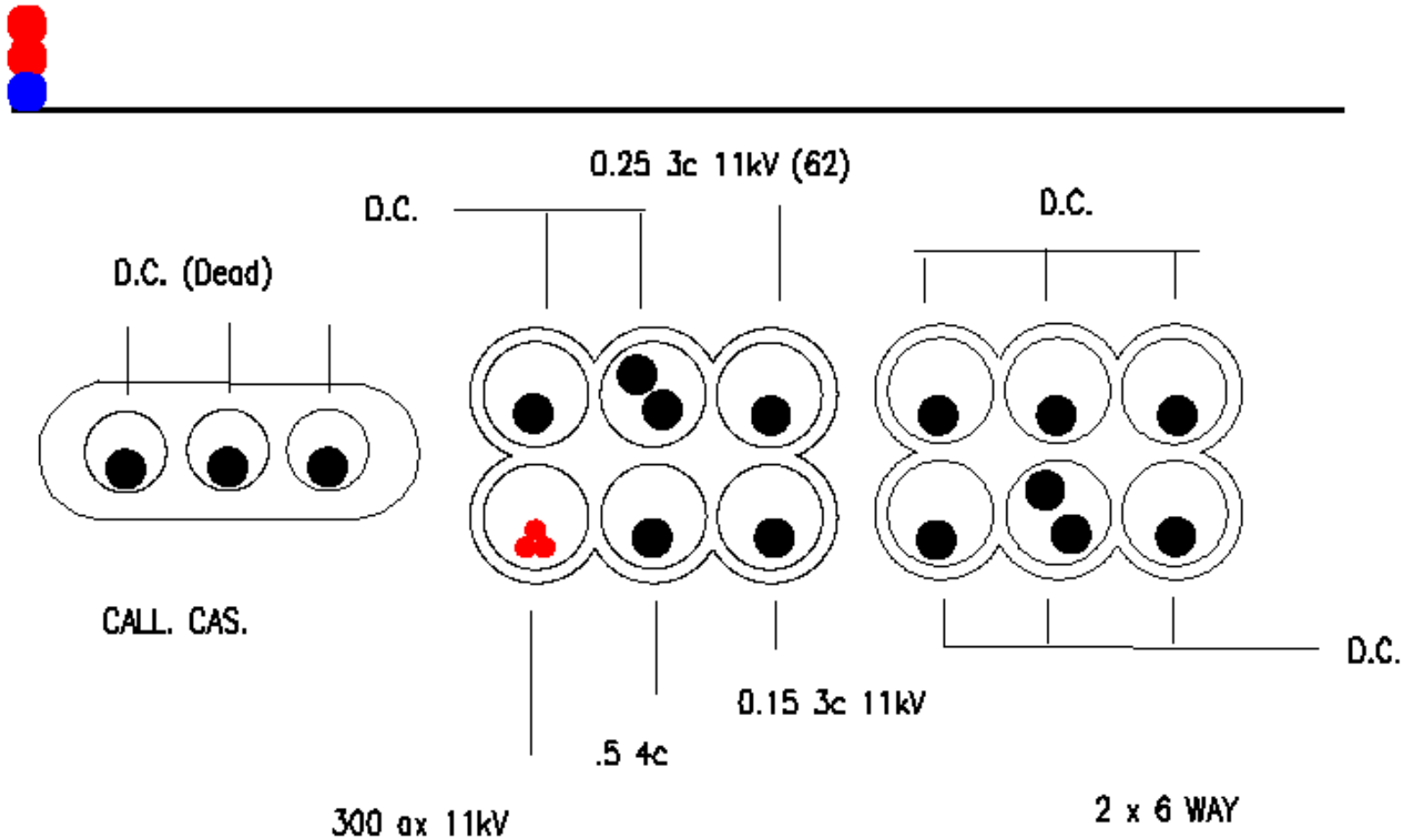
IF IN DOUBT - ASK!
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EMERGENCY - If you damage a cable or line
Phone 0800 783 8838 (24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



Cross Section

2040898

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
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7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

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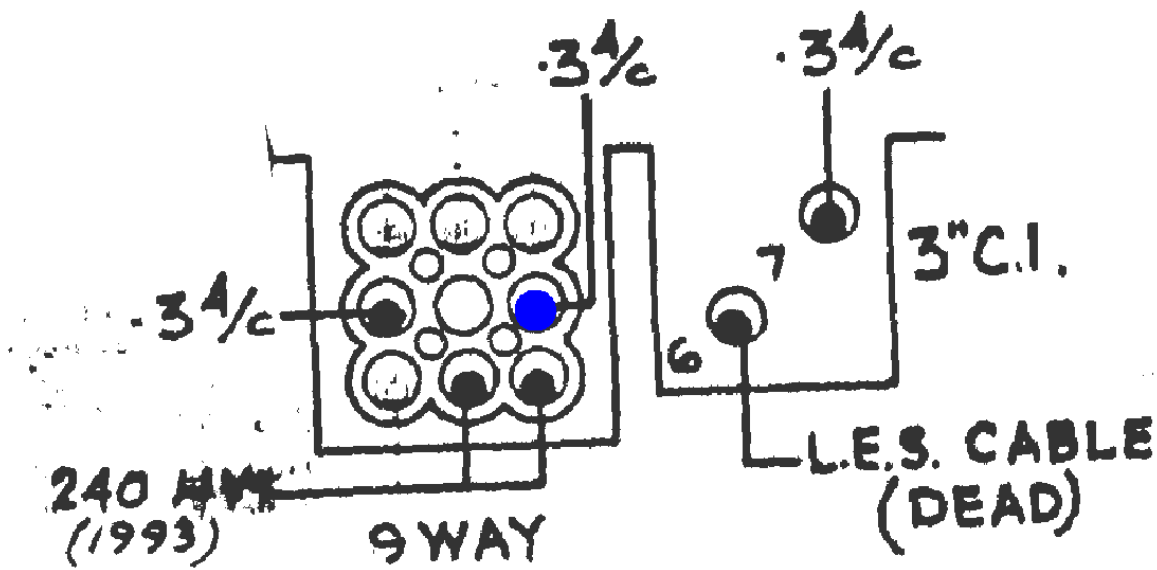
IF IN DOUBT - ASK! PHONE
0800 056 5866
EMERGENCY - If you damage
a cable or line
Phone 0800 783 8838 (24hrs)
URGENTLY



ALWAYS LOOK UP BEFORE
YOU START WORK
Refer to HSE Guidance note GS6

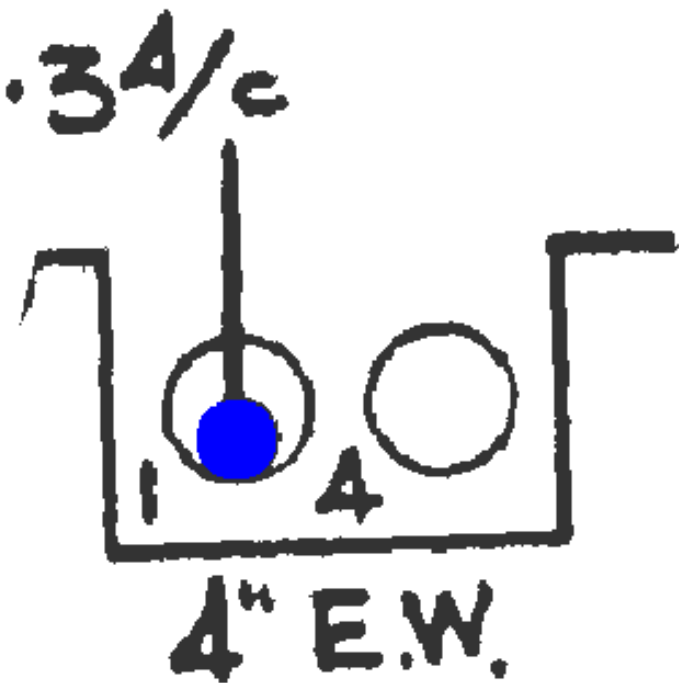
Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

Cross Section : 1122743



Cross Section
1122743

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed. 2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools. 3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined. 4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc. 5. All cables must be treated as being live unless proved otherwise by UK Power Networks. 6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes. 7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.	1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk. 2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person. 3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever. 4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter. 5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.	IF IN DOUBT - ASK! PHONE 0800 056 5866 EMERGENCY - If you damage a cable or line Phone 0800 783 8838 (24 hrs) URGENTLY 	 ALWAYS LOOK UP BEFORE YOU START WORK Refer to HSE Guidance note GS6 Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.
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Cross Section

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Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.	

UK Power Networks Feedback Tool

Please help UK Power Networks improve the accuracy of their network records and help make it safer for all those working around them in future.

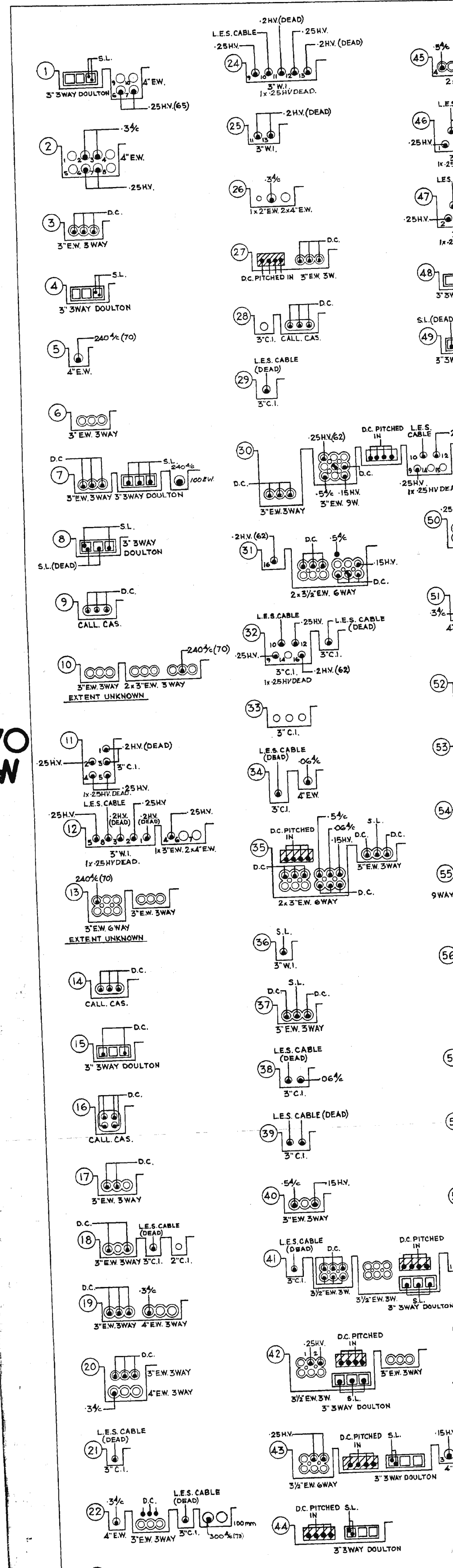
All you need to do is:

1. Use your phone camera to scan the QR code:
2. Provide feedback on what you have found on site (good or bad)
3. Upload a photo if needed



Thank you for making the area a safer place to dig.

UK Power Networks, working with LSBUD

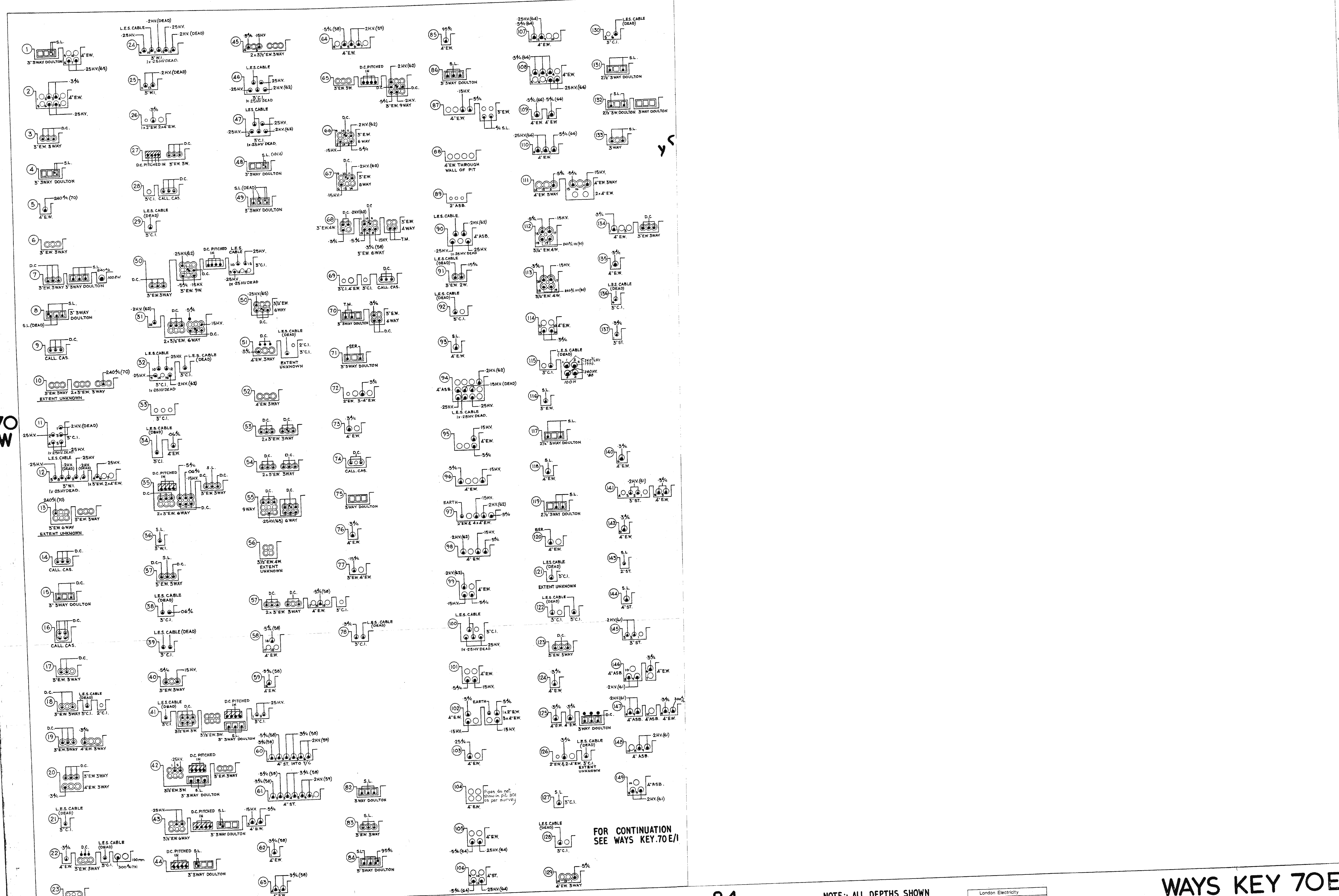
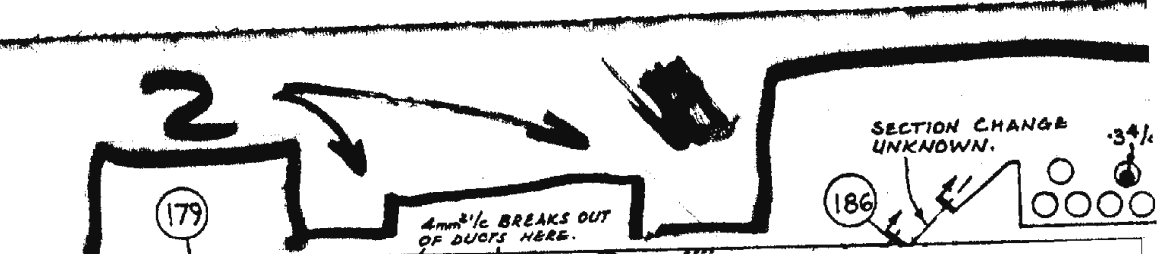


70
W

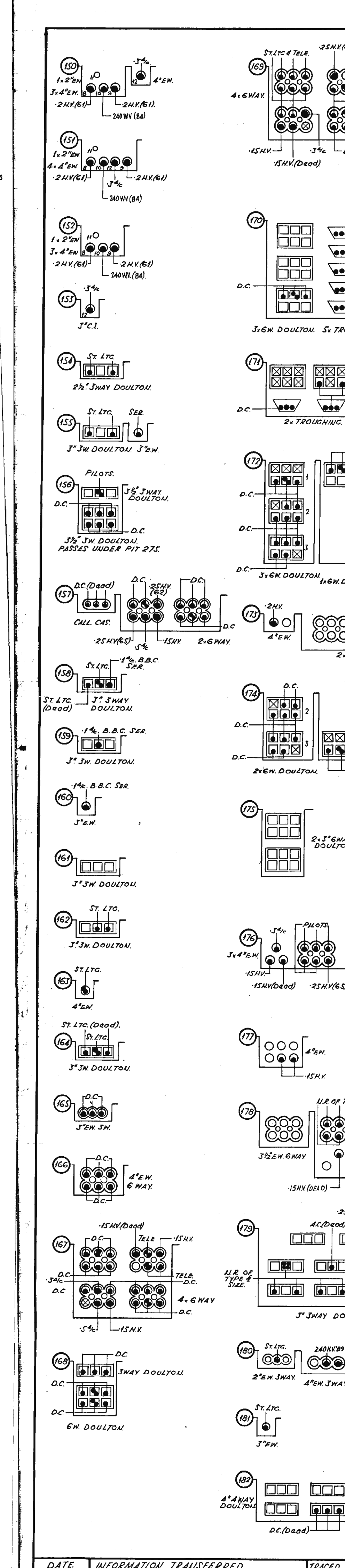
MAINS KEY 70E.

DATE 12/10/73	INFORMATION TRANSFERRED FROM 44-0* to 1* KEYS BY:- R.M.H.	TRACED BY B.A.S.	TRACING CH EX 021 3
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52 S.E.



FOR CONTINUATION
SEE WAYS KEY 70E/



DATE: 25-9-72 INFORMATION TRANSFERRED FROM 440' TO 1' KEYS BY: R.M.H. TYPED: R.M.H.

SCALE 1/500

NOTE: ALL DEPTHS SHOWN
ARE IN METRES.

London Electricity
Served under the Electricity Supply Act
with the sanction of the Controller of M.M.
Stationary Office, Great Britain.

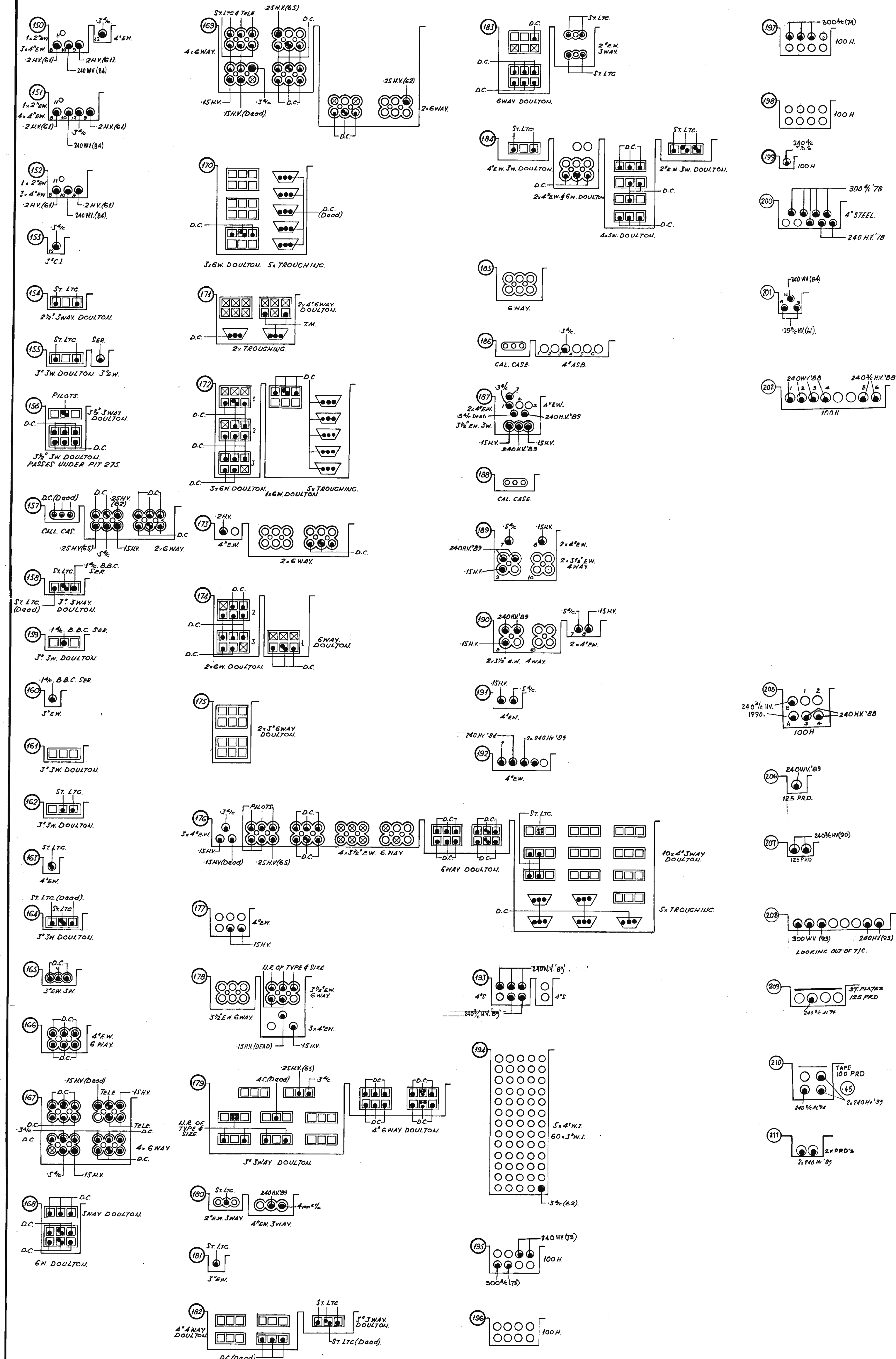
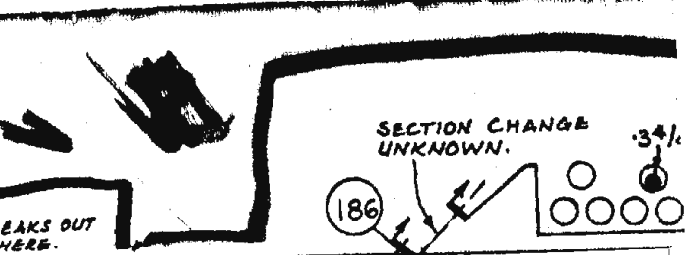
WAYS KEY 70E

DATE: 17/9/73 INFORMATION TRANSFERRED FROM 440' TO 1' KEYS BY: R.M.H. TRACED BY: TRACING CHECKED BY: B.A.S. EX P 311 31-10-73

NS KEY 70E.

FOR SECTIONS ONLY.
CONTINUED FROM WAYS KEY 70 E.

WAYS KEY 70E/I.



DATE	INFORMATION TRANSFERRED	TRACED BY	TRACING CHECKED BY
2-2-71	FROM 405 IN 1 KEY BY R.M.H.	ED-D	ED-D



Network Records NetMAP Symbols Booklet - London

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

Version 1.2

Released October 2010

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

Index:-

Page no:	Contents:
1	Guidance notes.
2	The area covered by this guide.
3	Scenery.
4	Scenery (UK Power Networks use only-boxed red)
7	Primary distribution cables (EHV).
8	Secondary distribution cables (LV/HV).
9	Cable terminology.
10	Cable size abbreviations.
11	Cable ducts.
12	Other NetMAP symbols.
15	Services.
17	Symbols used in cross sections.
19	Abbreviations used in cross sections.
20	Typical plan and cross section representations: - All areas: NetMAP/vector. - All areas: composite raster style 1. - Ex-Western area and Holborn: main and ways. - The City of London: single line. - Finsbury and Shoreditch: multi-single line style 1. - Ex-North Eastern area: HV/LV. - Ex-North Eastern area: multi-single line style 2. - Ex-North Eastern area: composite raster style 2.
23	Regional NetMAP anomalies - general overview.
24	Region 1: ex-Western area.
25	Region 2: ex-Northern area.
27	Region 3: ex-North eastern area.
29	Region 4: ex-South Eastern area.
30	Region 5: ex Southern area.

Guidance notes.

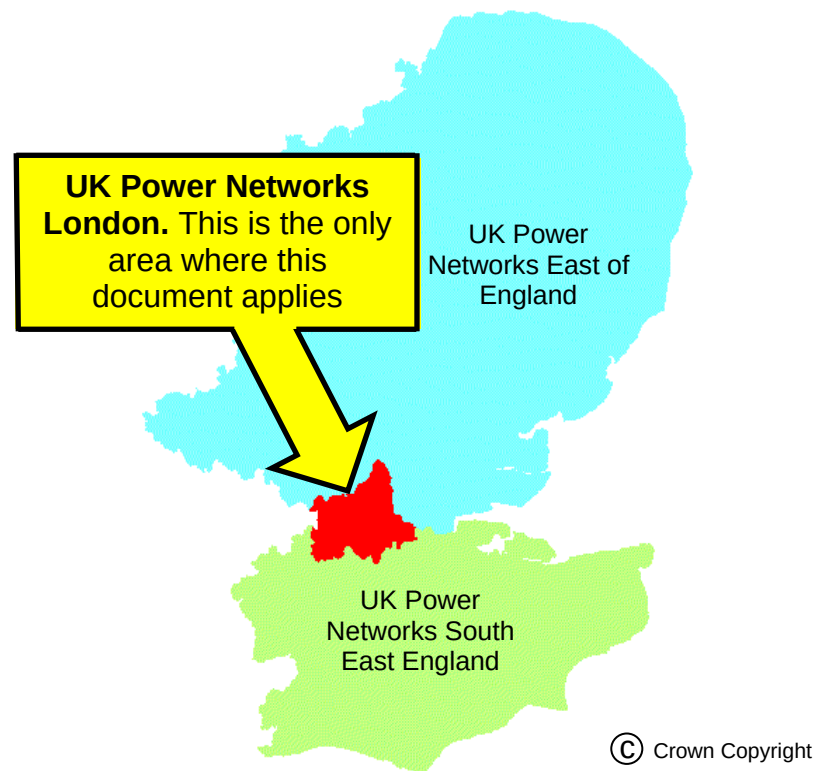
Important notice:

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

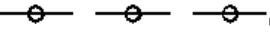
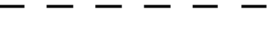
- The position of apparatus shown on NetMAP is believed to be correct, but the original landmarks may have altered since the apparatus was installed.
- It must be assumed that there is at least one service to each property, lamp column, street sign etc. A separate record may be available.
- When excavations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

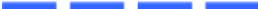


The area covered by this guide:



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

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

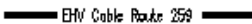
Scenery for UK Power Networks use only - boxed in red		
NetMAP system	Scanned image	Description
 Inset Network – Contact xxxx IDNO for further information	Not applicable	Area of inset network - not the asset of UK Power Networks (only visible to UK Power Networks and their immediate contractors)
	Not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

section continued on next page

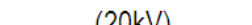
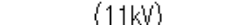
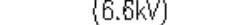
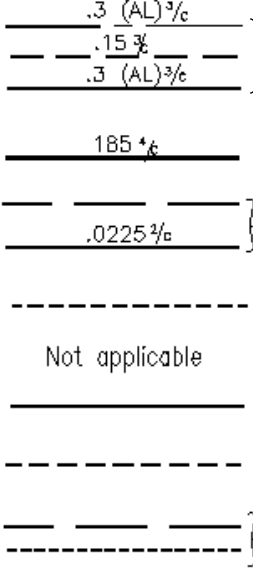
Scenery for UK Power Networks use only - boxed in red		
NetMAP system	Scanned image	Description
	Not applicable	Historical - Scheduled Monuments (only visible to UK Power Networks and their immediate contractors)
	Not applicable	Historical - Parks and Gardens (only visible to UK Power Networks and their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

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

Primary distribution cables

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

Secondary distribution cables

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

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

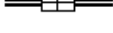
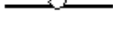
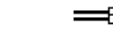
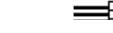
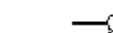
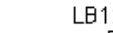
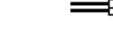
Cable size abbreviations		
NetMAP system	Scanned image	Description
1c	$\frac{1}{c}$	Single core.
c/c	$\frac{9}{c}$	Concentric cores
t/c	$\frac{T}{c}$ or $\frac{T}{cc}$	Triple concentric cores
4c	$\frac{4}{c}$	Four cores
3c CNE	$\frac{3}{c}$ (CNE)	Three cores and concentric neutral – not of the Waveconal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

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

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

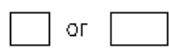
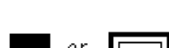
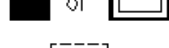
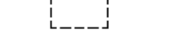
section continued on next page

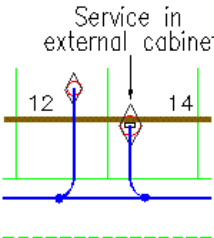
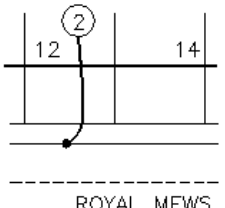
Other NetMAP symbols

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

section continued on next page

Other NetMAP symbols

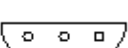
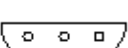
NetMAP system	Scanned image	Description
		Transformer chambers (T/C) & transformer compounds
		Underground transformer chamber
		Missing data in or near this location
		Underground tank
		Indicates service between separate buildings is looped
		Jointing schedule numbers or phasing diagram
		Contaminated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

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

section continued on next page

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

Symbols used in cross sections

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

section continued on next page

Symbols used in cross sections

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

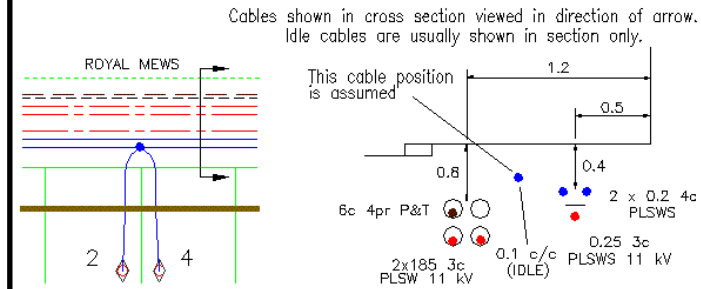
Abbreviations used in cross sections

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

Typical plan and cross section representations

Multi-line composite NetMAP/vector representation

All areas – drawn/redrawn using NetMAP GIS

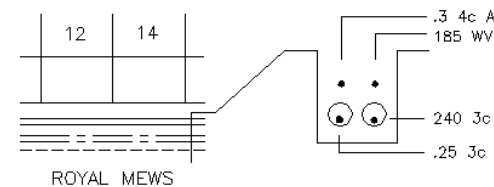


Applies to all composite vector records in both shaded and unshaded areas of the anomalies map.

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

All areas

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

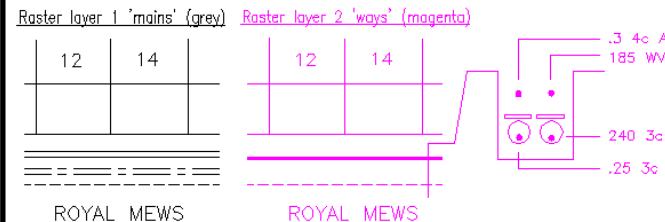


Applies to all composite raster records within the unshaded areas of the anomalies map.
Can also be found in some shaded areas – in particular the ex-North Eastern shaded areas 3 (b) and 3 (c)

Main and ways representation – dual layer raster

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

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



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

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

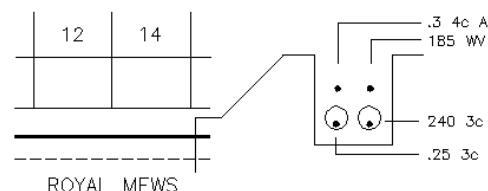
Typical plan and cross section representations

Single line representation - raster or vector data

The City of London only

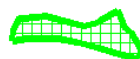
All cables are shown as a single line in plan.
Sections may be written and not drawn.

OR this style may be used.



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

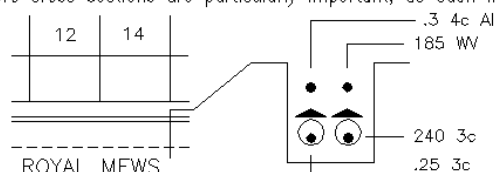
Applies to area 2(b)
on the anomalies map.



Multi-single line representation general (style 1)

Finsbury and Shoreditch only

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



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

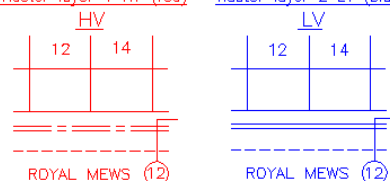


HV and LV map representation – dual layer raster

Ex-North Eastern area only

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

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



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

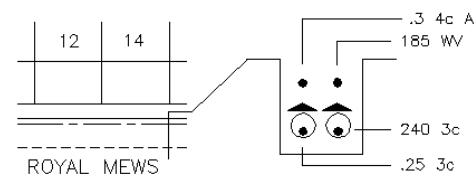


Typical plan and cross section representations

Multi-single line representation general (style 2)

Ex-North Eastern area only

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



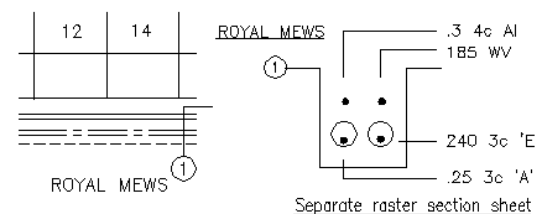
Applies to area 3 (b)
of the anomalies map.



Multi-line representation - composite raster (style 2)

Ex North Eastern area only

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



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



Important note regarding sections:

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

Regional NetMAP Anomalies - general overview:

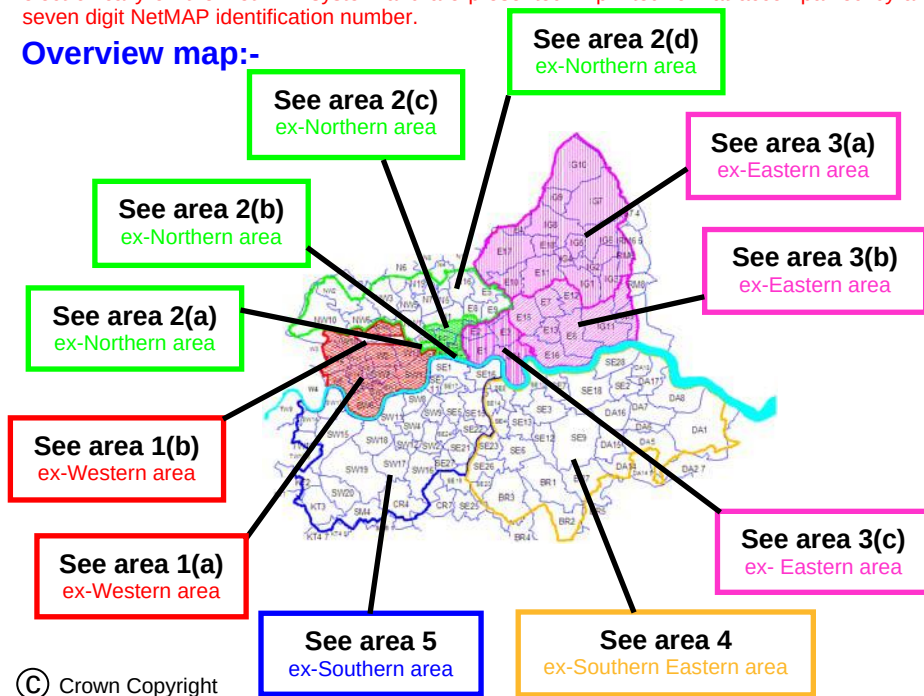
The following pages explain the various major map style anomalies found within the London area. These styles are a legacy from the five individual London Electricity areas which were again formed from seventeen separately organised LEB districts. Areas with significant anomalies are shown in the following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

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

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

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

Overview map:-



See following pages for further details.

Region 1 ex-Western area

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

Region 1(a) (hatched)

Mains and ways representation:

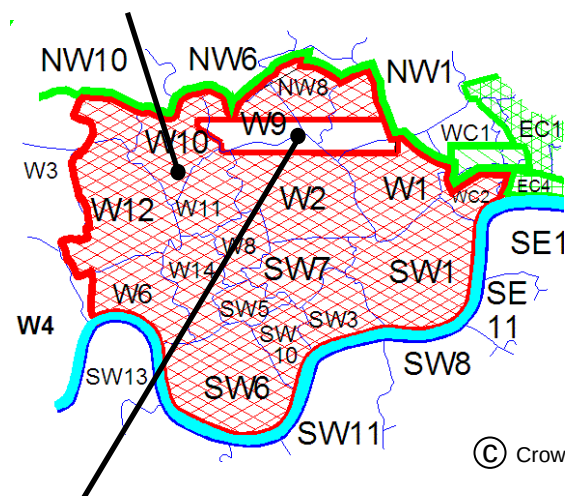
This system consists of two maps layers for the same area.

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

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

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

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



© Crown Copyright

Region 1(b) (un-hatched)

Composite single layer (style 1) maps:

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

Region 2 ex-Northern area

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

Region 2(a) (hatched)

Covers part of WC1 and WC2 (Holborn).

Mains and ways representation:

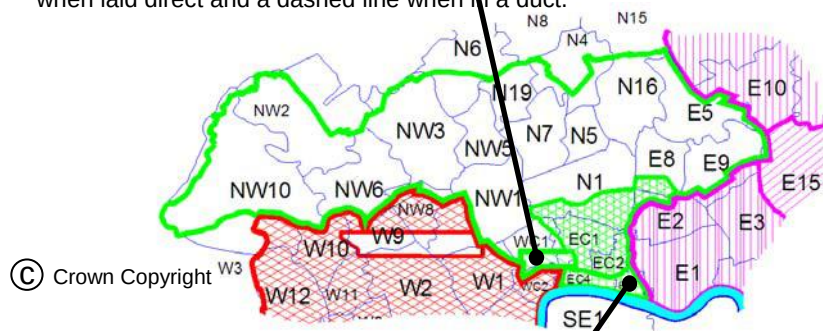
This system consists of two maps layers for the same area.

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

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

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

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



Region 2(b) (hatched)

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

Single line representation maps:

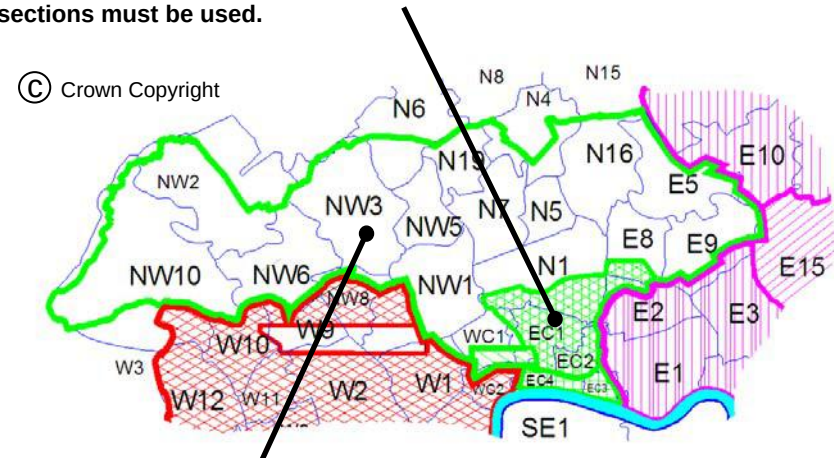
Whenever possible, all the information is on one map layer .One line can represent any number of cables or ducts. It is therefore very important to use cross sections. In some cross sections details may be written and not drawn. In complex and redrawn areas, some detail may be drawn using multi-line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

Region 2(c) (hatched)

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

Multi-single line representation (style 1) maps:

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



Region 2(d) (un-hatched)

Covers all other postal areas in this region

Composite single layer (style 1) maps:

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

Region 3 ex-North Eastern area

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

Region 3(a) (hatched)

Separate HV and LV representation maps:

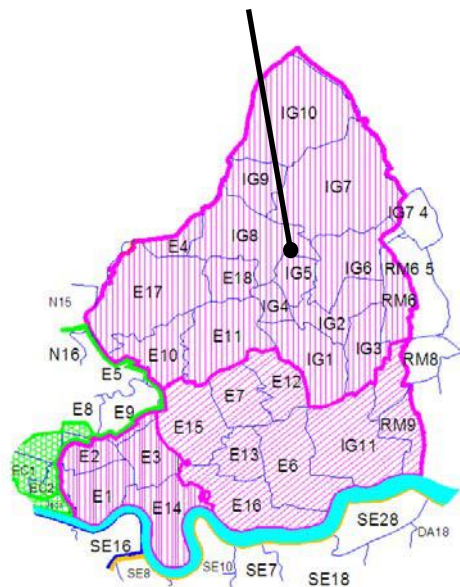
This system consists of two maps layers for the same area.

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

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

EHV cable routes are shown on the HV map layer.

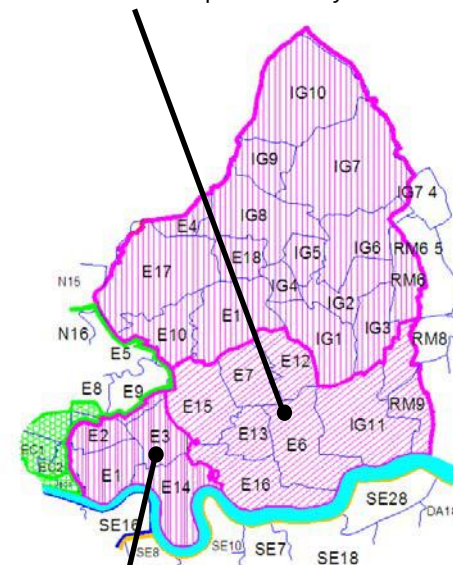
It is important that all these maps are read in conjunction with each other.



Region 3(b) (hatched)

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

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



Region 3(c) (hatched)

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

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

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



Be Bright

Stay Safe

Stop!
Think before
you dig!



Your life can be lost within seconds if you come into contact with electricity.

Every year, people are killed or seriously injured when they come into contact with high voltage electricity.

This can have a far-reaching and devastating effect on family, friends and colleagues.

Distractions, working long hours, rushing to get the job done, can all impact on how we work and our safety.

Taking time to plan, being prepared and focusing on the way we work can help keep us safe.

WOODEN POLES
CAN CARRY
TELEPHONE AND
ELECTRICITY WIRES.
NEVER ASSUME
THE WIRE IS A
TELEPHONE WIRE



LINES CAN BE
RE-ENERGISED
AT ANY TIME



400,000 VOLTS

ELECTRICITY SYSTEMS CARRY
VOLTAGE UP TO 400,000 VOLTS.
**EVEN 230 VOLTS (DOMESTIC
VOLTAGE) CAN BE LETHAL**

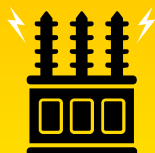
Be Bright

Stay Safe



**RUBBER BOOTS
WILL NOT PROTECT YOU!**

OUR NETWORK DISTRIBUTES ELECTRICITY THROUGH
UNDERGROUND CABLES, PYLONS, OVERHEAD POWER
LINES, SUBSTATIONS AND OTHER EQUIPMENT



National power cut helpline

**POWER CUT?
CALL 105**

OR CALL US 24 HOURS A DAY ON
0800 31 63 105

TAKE NOTICE
OF ANY YELLOW
'**DANGER OF DEATH**'
WARNING SIGNS.
AND STAY WELL
AWAY!



REMEMBER
ELECTRICITY
CAN
JUMP GAPS



**OVERHEAD
POWER LINES**
ARE OFTEN
UNINSULATED
(BARE)



CARRY OBJECTS AND EQUIPMENT
**HORizontally AND AT LOW
LEVEL TO THE GROUND**



**CABLES ARE
OUT OF SIGHT**
ALWAYS REQUEST
CABLE PLANS
BEFORE STARTING
WORK



**TOUCHING ANYTHING IN
CONTACT WITH ELECTRICAL
EQUIPMENT, EVEN THE LOWEST
OF VOLTAGES, CAN BE FATAL**

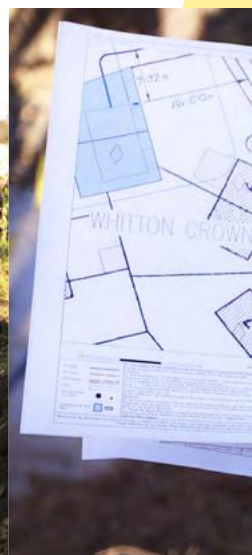


The electricity network is designed to keep you safe. But how safe are you when you are working?

UK Power Networks is the country's biggest electricity distributor, making sure the lights stay on for more than eight million homes and businesses across London, the South East and the East of England.

The safety of our customers and staff is our top priority.

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



Keep well away - Electricity can kill



Remember:

- The depth and location of cables and services shown on the plans may have changed because of subsequent site alterations
- Be aware that not all cables and services may be shown on the plans
- Cables do not run in straight lines. Underground cables may be deflected around underground obstacles and can change depth
- Wear Personal Protective Equipment to minimise the harm of electric shock and burns



How can we help?

If you work or live in the UK Power Networks area contact us or look on our website. We provide free information and advice about the precautions and safe working practices to be followed when working close to electrical equipment.

Further advice and guidance is available from the Health and Safety Executive (HSE):

HSG85 - Electricity at Work – Safe Working Practices

GS6 - Avoiding Danger from Overhead Power Lines

HSG47 - Avoiding Danger from Underground Services

What to do in an emergency

If a mains electricity cable is damaged:

- **STOP WORK IMMEDIATELY**
- Notify UK Power Networks: Dial 105
- If you damage a cable, stay calm, keep clear, and call for help
- Call the emergency services if anyone is injured or there is a fire. Anyone who has received an electric shock should go to hospital as damage may have occurred to the heart
- Always treat the cable(s) as live even if they are not sparking
- Never remove anything that is stuck or in contact with the cable
- Stay clear - keep everyone away until assistance arrives



To request your **FREE** vehicle cab stickers visit
[www.ukpowernetworks.co.uk/
internet/en/safety/](http://www.ukpowernetworks.co.uk/internet/en/safety/)

If you are unsure who your network operator is then please visit
www.energynetworks.org



Be Bright

Stay Safe

You could be in danger when carrying out your everyday trades activities such as digging, construction and demolition.

-  **Contact UK Power Networks or Line Search Before U Dig (LSBUD) in advance of the works to obtain relevant cable plans or to request disconnections. The cable plans will only show the indicative route and not the route into the property**
-  **Ensure the cable plans are shown to and understood by those on site BEFORE starting work**
-  **Confirm the cable location by using a Cable Avoidance Tool (CAT) before digging commences. Once found, mark cable positions with spray paint or similar**
-  **Complete a risk assessment and ensure it covers electrical hazards**
-  **Use spades and shovels with insulated handles in preference to forks and picks**
-  **Look around for anything in the vicinity that would have an electricity service such as street lights, CCTV cameras, or meter boxes and identify where the cables are**
-  **Look for electrical wires, cables and equipment near to where you are going to work and check for warning signs and any other hazards**
-  **Contact UK Power Networks to agree a safe method of work if there is a cable encased in concrete, DO NOT BREAK OPEN**
-  **Make sure everyone on site is aware of the presence and location of electrical cables**
-  **Before demolishing a building make sure supplies are disconnected, preferably well clear of the work area. For guidance on how to arrange a disconnection visit**

NATIONAL POWER CUT HELPLINE

**POWER CUT?
CALL 105**



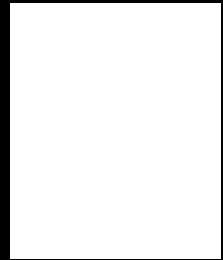
**ADD THIS NUMBER TO YOUR
TELEPHONE CONTACTS LIST**



Stop! Think before you dig!

#bebrightstaysafe

National power cut helpline



For safety advice about overhead power lines, disconnections and general enquiries, go to:

To request your **FREE** vehicle cab stickers visit

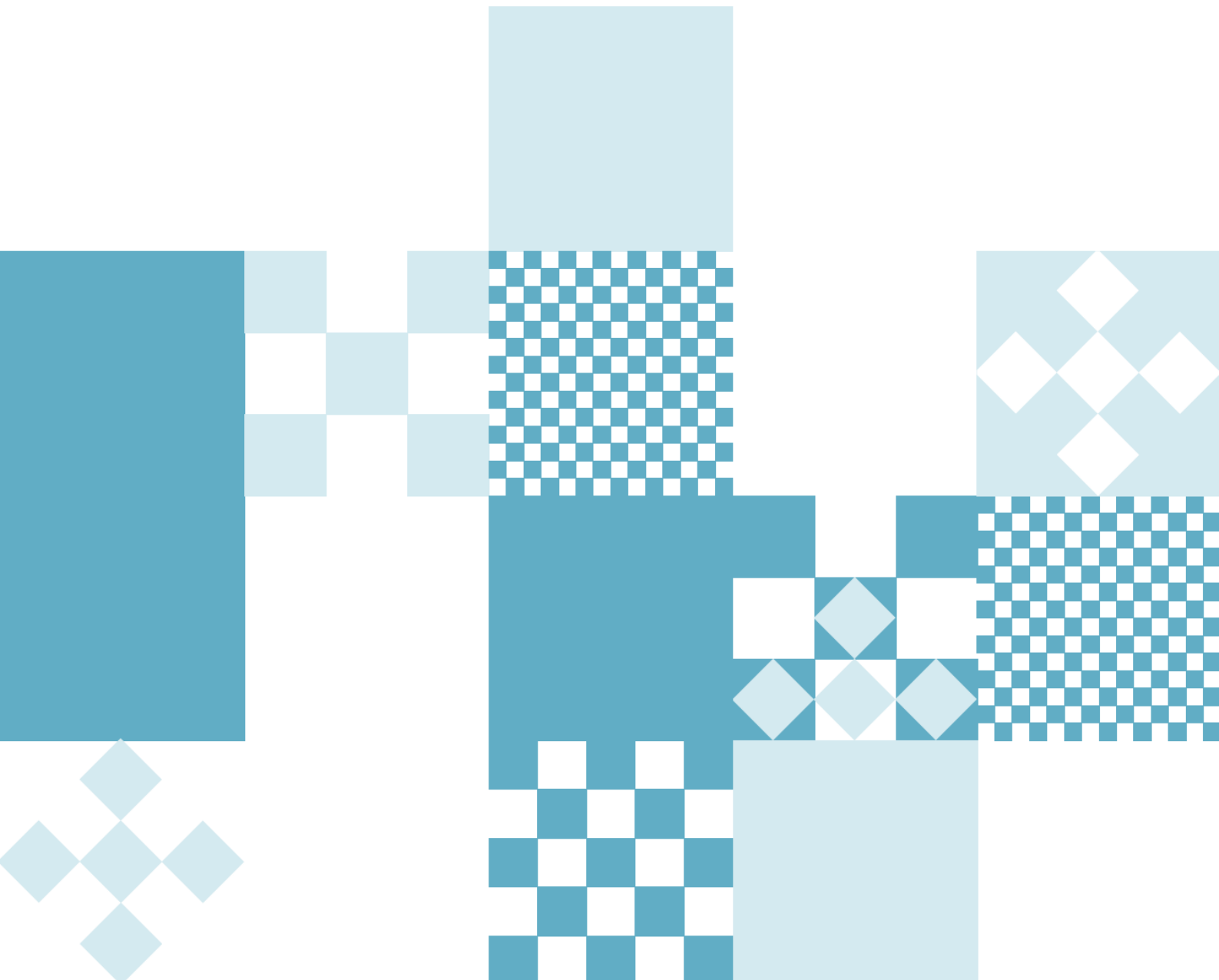
If you are unsure who your network operator is then please visit





Utilities present

Gas



Utility Reports (Technics Group)

From:
Sent: 12 October 2021 12:13
To: Utility Reports (Technics Group)
Subject: LSBUD Ref: 23538318 Your Ref: SP21616 DBYD Initial Enquiry
Attachments: 23538318_CadentGas.pdf

Date: 12/10/2021
LinesearchbeforeUdig ref: 23538318
Your ref: SP21616

Dear Sir/Madam,

Please submit a planned works enquiry for your project

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding your initial enquiry to undertake works. As this is an initial enquiry, we haven't undertaken an assessment into the impact and risk posed to our assets. We need more information from you to do so.

You must not start any work until we confirm it is safe to do so after submission of a planned works enquiry.

There are Cadent gas pipes in the area you're planning to work. These pipes may impact and possibly prevent your work for safety or legal reasons.

If your works are proposed to be undertaken in an easement, please note any auto-response from our enquiry system does not constitute written consent and formal, signed written consent which will only be provided following consultation with our plant protection team.

What you need to do

To help develop your initial enquiry into a planned works enquiry, please review our attached plans, which detail the Cadent gas assets in the area along with our key guidance document [Specification for Safe Working in the Vicinity of Cadent Assets](#).

Once you have a plan for review by our engineering teams, please submit a "Planned Works" enquiry via LSBUD. In the meantime, if you want to discuss specifics associated with your initial enquiry please contact us at or on quoting your reference at the top of this letter.

Your responsibilities and obligations

It is your responsibility to ensure that the information you have given us is accurate, therefore you must not undertake any works until a planned works enquiry has been submitted for assessment. You must also share all relevant documents, including the guidance notes, with anyone who carries out work on your behalf.

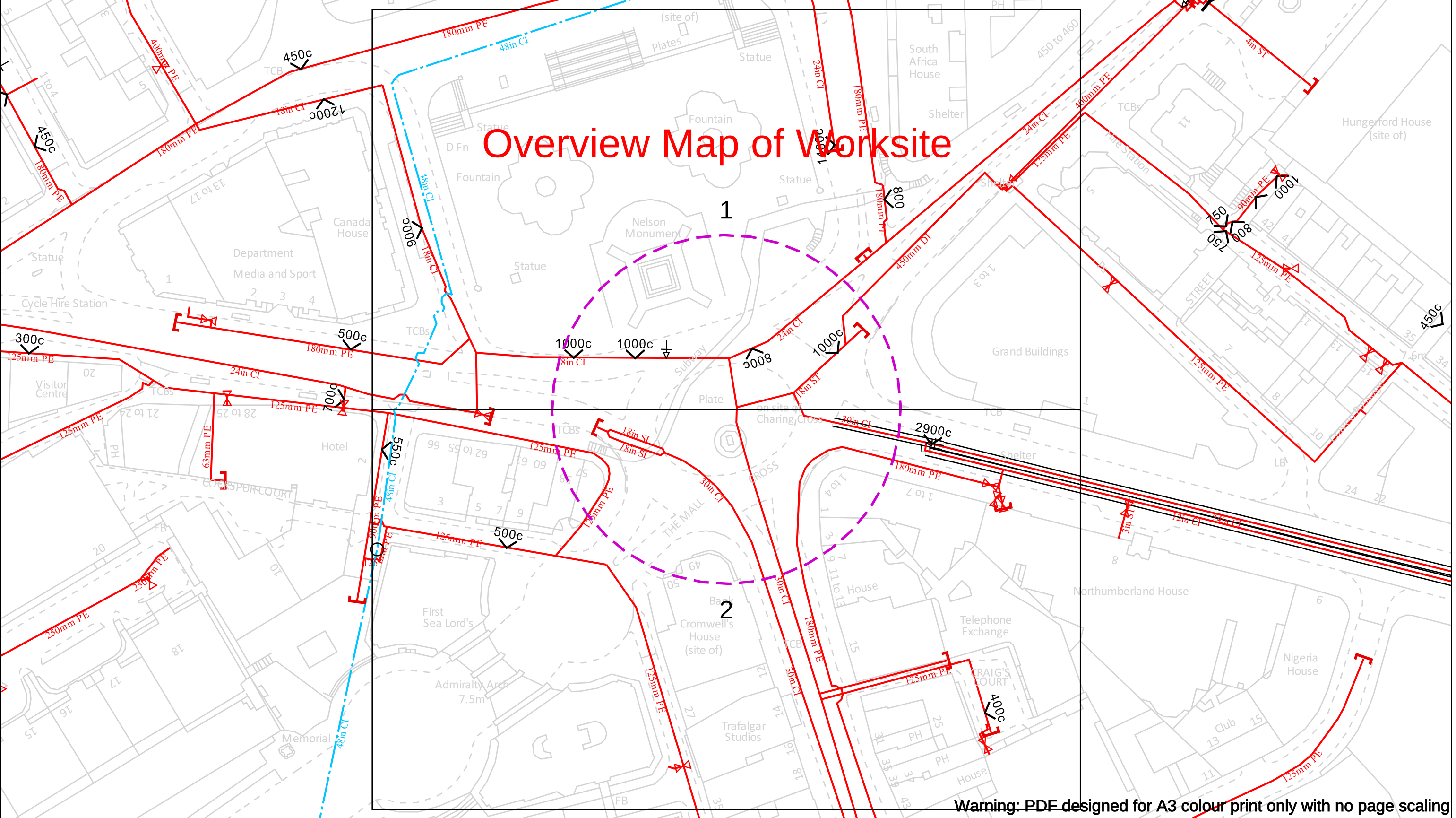
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

Kind Regards,
Plant Protection Team





Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 530036 180381
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
SP21616

Scale: 1:1025 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

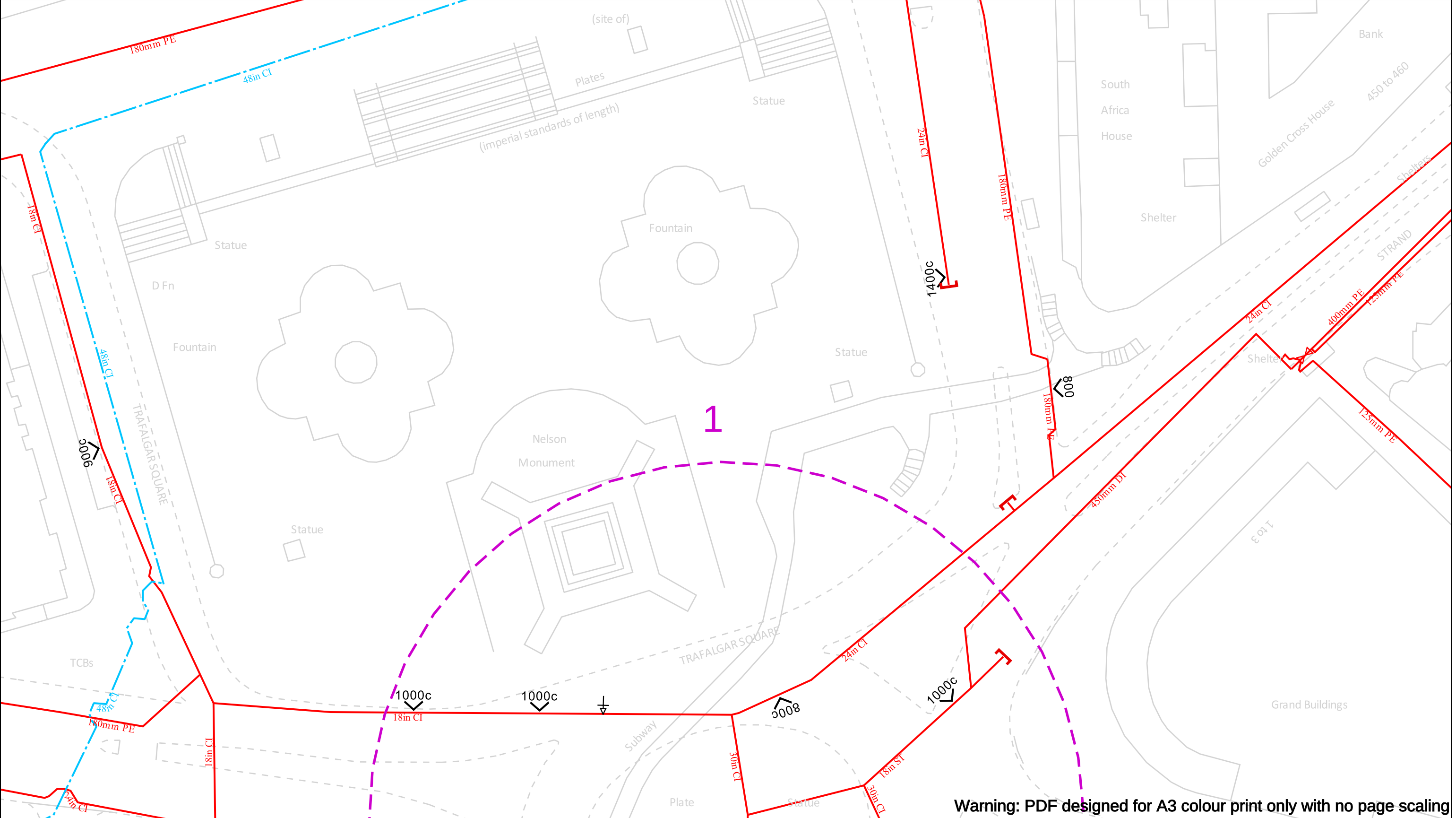
This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites	Area:	Line:			
	LP Mains		Valve		Diameter Change
	MP Mains		Depth of cover		Material Change
	IP Mains		Syphon		Out of Standard Service
	LHP Mains				

Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 530036 180381
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: SP21616

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

- LP Mains
- MP Mains
- IP Mains
- LHP Mains

Area: **Line:**

Valve

Depth of cover

Syphon

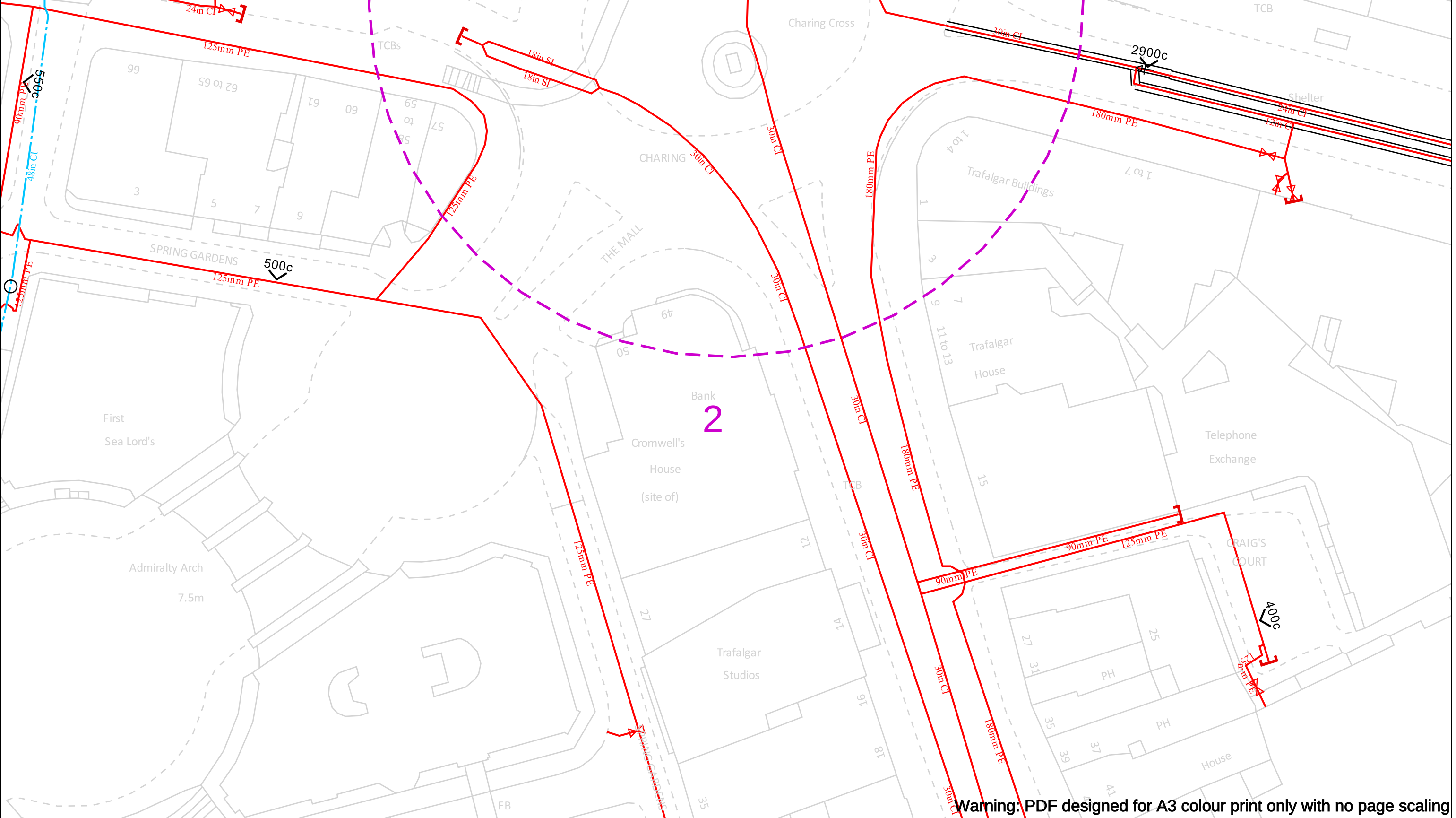
Diameter Change

Material Change

Out of Standard Service

Cadent

Your Gas Network



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 12/10/2021
Job Reference: 23538318
Site Location: 530036 180381
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: SP21616

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

	LP Mains
	MP Mains
	IP Mains
	LHP Mains

Area:

Line:

	Valve
	Depth of cover
	Syphon
	Diameter Change
	Material Change
	Out of Standard Service



Specification for Safe Working in the Vicinity of Cadent Assets

CAD/SP/SSW/22

August 2021



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Cadent contact details



Central admin team

Address:

Phone:

Email:

East of England Operations Plant Protection

Address:

Email:

East Midlands Operations Plant Protection

Address:

Email:

North London Operations Plant Protection

Address:

Email:

North West Operations Plant Protection

Address:

Email:

West Midlands Operations Plant Protection

Address:

Email:

Step by Step Process

Register with LinesearchbeforeUdig (LSBUD)

LSBUD provide a free online enquiry service giving results within minutes from a grid reference, postcode or street name. This allows you to submit enquiries about activities and work that you are planning which may have an impact on the gas network.

www.linesearchbeforeudig.co.uk

Submit an enquiry

Within LSBUD there are 3 enquiry types, initial enquiry, planned works and emergency works. Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry. If your works are of a genuine emergency nature (e.g. burst water main etc.) then you should submit an emergency enquiry.

Review the response, asset location and enclosed guidance

LSBUD will auto-generate a response based on your enquiry details and our assets in the area. The assessment will be based on the selected Work Category and Work Type, if your planned works propose activities to be undertaken within the distances specified within this booklet you must obtain site specific advice from our specialist operational plant protection team.

If your response says that we need to assess your enquiry further, you must not start any work until we confirm it is safe to do so.

If you are advised to proceed with caution, then you must ensure that you utilise the provided asset plans and follow the guidance in this document.

Observe restrictions

In addition to the guidance contained in this booklet, you must ensure that you observe any site-specific advice provided by our specialist operational plant protection teams.

If in doubt contact Cadent using the details in this booklet

Keeping you, your workers and the public safe when working near our pipelines



Disclaimer

This document is provided for use by third parties for safe working in the vicinity of Cadent assets. Where this document is used by any other party it is the responsibility of that party to ensure that this document is correctly applied.

Users should ensure that they are in possession of the latest edition of this document by referring to the Digging Safely webpage on the Cadent website.

Mandatory and non-mandatory requirements

In this document:

- Shall: indicates a mandatory requirement
- Should: indicates best practice and is the preferred option

If an alternative method is used then a suitable and sufficient risk assessment shall be completed to show that the alternative method delivers the same, or better, level of protection.

Introduction

Safe Working in the Vicinity of Cadent Assets: Requirements for Third Parties

This specification is for issue to third parties carrying out work in the vicinity of Cadent gas assets and associated installations. It is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.

Any damage to a gas asset, or its coating, can affect its integrity and can result in failure leading to potentially serious hazardous consequences for individuals located in the vicinity.

It is therefore essential that the safety advice outlined in this document, along with any site-specific advice given by our operatives, is complied with when working near to our assets. If Cadent consider any work to be in breach of the requirements stipulated in this document, then the Cadent Plant Protection Officer will request that work is suspended until the non-compliances have been rectified.

Every reasonable precaution shall be undertaken to avoid personal injury or damage to our apparatus. If we incur any direct or indirect costs as a consequence of your works and we are required to repair or divert any gas apparatus, you'll be recharged in full.

Any damage to our apparatus will be subject to legislative reporting responsibilities to the HSE under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996 and the Pipelines Safety Regulations 1996.

The requirements in this document are in line with the Institution of Gas Engineers and Managers (IGEM) recommendations IGEM/SR/18 Edition 3 - Safe Working Practices to Ensure the Integrity of Gas Assets and Associated Installations and the HSE's guidance document HS(G)47 Avoiding Danger from Underground Services.

It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management (CDM) Regulations 2015 and all other relevant health and safety legislation. Reference shall be made to our apparatus within your site Health and Safety file.

1. Scope

This specification sets out the safety precautions and other conditions associated with working in the vicinity of Cadent assets, located in negotiated easements (see Section 13) and public highways.

Where the guidance in this document cannot be adhered to, then the diversions process shall be followed.

Before contacting our diversions team, you'll need to have your site information and any design proposals available.

Once you have this information, please contact our diversions team

Visit for more information.



2. Formal Consent

Cadent's assets are either located in an easement agreed with the landowner at the time of installation, or within the highway. As the required arrangements for working in an easement and working in the highway differ, this section describes the specific requirements for these two areas.

Any documents handed to contractors or other individuals undertaking work (e.g. farmers, local authorities etc.), on site by Cadent, shall be signed for and adhered to by the site. All personnel working on site shall be made aware of the potential hazards of working near gas assets and the actions they should follow in case of an emergency.

2.1 Within an easement

The promoter of any works (see Section 13) within an easement shall provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. Work shall not commence in an easement strip until formal written consent has been provided by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number. On acceptance of Cadent's requirements, the promoter of the works shall give Cadent at least 14 days' notice before commencing work on site.

Where clearance to proceed has been granted directly from the system, for example, if your works only affect low pressure assets (operating at less than 75 mbar), but the asset concerned is within an easement, the promoter of the works shall contact the network Plant Protection Office for formal written consent.

In addition to formal written consent, an easement crossing agreement (deed of indemnity) may be required. This shall be discussed with the Cadent Plant Protection Officer prior to the commencement of the works.

The width of an easement is dependent on a number of factors and is mainly dependent on the operating pressure, pipeline material and diameter as these factors influence safe working requirements and building proximity distances. Easement details should be registered at Land Registry however if you are unsure please liaise with your network Plant Protection Officer.

Below is a list of our standard easement widths, however, some easements may vary:

Pressure tier/ Material	Diameter	Easement Width (total)
HP Steel	900mm, 1060mm, 1200mm (36", 42", 48")	24.4m (80')
HP Steel	750mm and 600mm (30" & 24")	18.3m (60')
HP Steel	Up to and including 450mm (18")	12.2m (40')
HP RTP	Determined on a case by case basis	
IP Steel	All sizes	6m plus pipe diameter
IP PE > 5.5 bar	Above 500mm (19")	30m plus pipe diameter
	356mm to 500mm	16m plus pipe diameter
	126mm to 365mm	12m plus pipe diameter
	Up to and including 125mm	12m plus pipe diameter
IP PE <5.5 bar	Above 500mm (19")	26m plus pipe diameter
	356mm to 500mm	8m plus pipe diameter
	126mm to 365mm	8m plus pipe diameter
	Up to and including 125mm	8m plus pipe diameter
AGI's	All sites	3m restrictive width around the installation
MP PE	Above 500mm (19")	12m plus pipe diameter
	356mm to 500mm	6m plus pipe diameter
	126mm to 355mm	5m plus pipe diameter
	Up to and including 125mm	4.5m plus pipe diameter
MP Steel	All sizes	6m plus pipe diameter
MP Iron*	All sizes	6m plus pipe diameter
LP	Above 125mm	3m plus pipe diameter
	Up to and including 125mm	1m plus pipe diameter

2.2 Within a highway

Work shall be notified to Cadent in accordance with the requirements of the New Roads and Street Works Act (NRSWA) and HS(G)47. The promoter of any works within the highway should provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. This shall be submitted at least 14 days before the planned work is to be carried out. If similar works are being carried out at several locations in close proximity, a single risk assessment and method statement should be adequate depending on the nature of the works. Work should not go ahead until formal written consent has been given by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number.



3. Location of Gas Assets

A copy of our plans with your marked-out site is provided in our LSBUD response. Cadent asset records shall be consulted to establish the indicative location of the gas assets in relation to the promoter's work area.

If the marked-out area is incorrect you MUST resubmit your enquiry with the correct area marked out.

Prior to work commencing on site, the gas assets should be located to verify the indicative location from plans.

This should initially be carried out through non-intrusive methods utilising pipe locators where possible. The indicative location should be verified through trial holes. Once located, the gas assets should be marked out at regular intervals using asset location markers with triangular flags (see Appendix A) or other suitable methods.



For assets exceeding 2 bar, the excavation of all trial holes shall be monitored by Cadent. For assets not exceeding 2 bar, monitoring will be at the discretion of the Cadent Plant Protection Officer.

Safe digging practices, in accordance with HSE publication HS(G)47, shall be followed. Direct and consequential damage to gas plant can be dangerous both to employees and to the general public.

We utilise marker posts and surface boxes to denote the location of our apparatus providing access to key parts of our network. Free access shall be maintained to such apparatus during and after your works and these shall not be moved, covered or damaged during the works.

	Low Pressure
	Medium Pressure
	Intermediate Pressure
	High Pressure

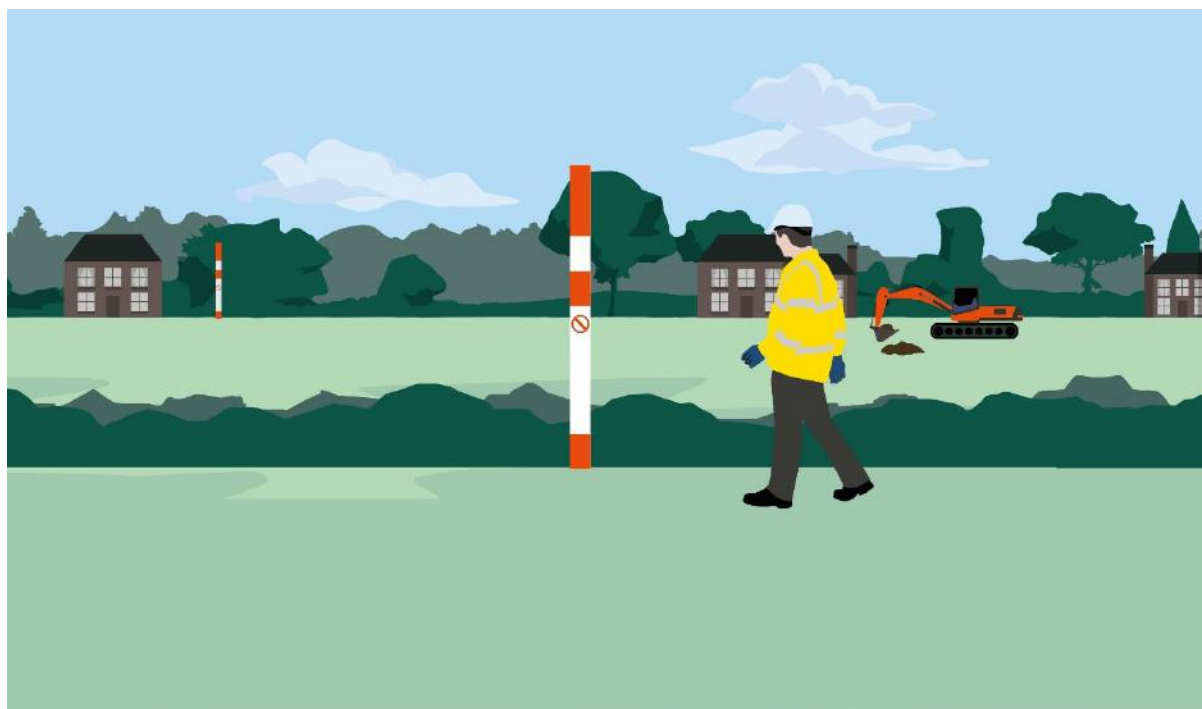
4. Temporary and Permanent Protective Measures

No temporary or permanent protective measures, including the installation of concrete slab protection, shall be installed over or near to a Cadent asset without the prior written consent of Cadent. Cadent will need to approve the material, dimensions and method of installation for the proposed protective measure.

The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to Cadent. Where permanent protection is to be installed over an asset, Cadent will normally carry out a coating survey of metallic assets to check that there is no existing damage to the coating, prior to the slab protection being installed. Cadent shall, therefore, be given at least 14 days' notice prior to the laying of any slab protection to arrange for this survey to be carried out.

Generally, due to the need for future access to below 2 bar gas assets, permanent protection is not permitted, however, can be approved at Cadent's discretion.

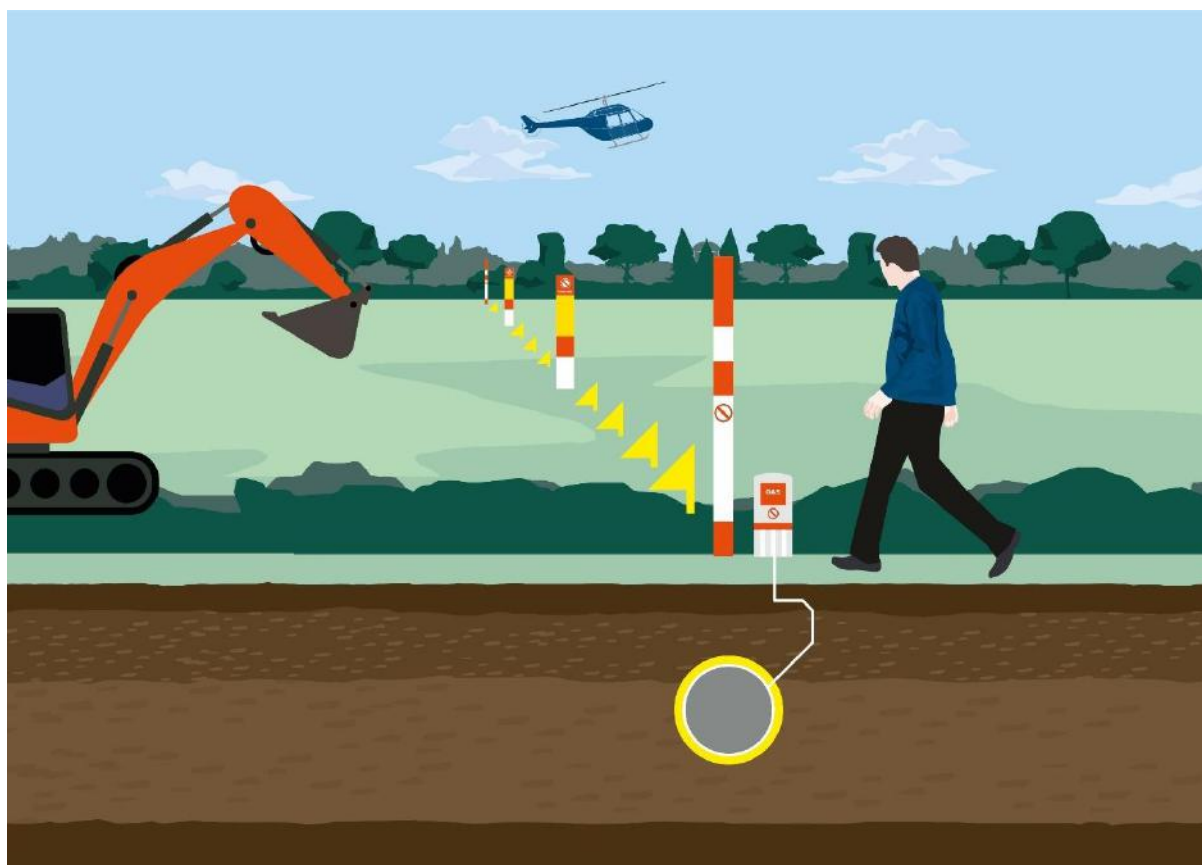
The safety precautions detailed in Sections 5, 6, 7 or 8 of this document should also be observed during the installation of the asset protection.



5. Working in the Vicinity of a High or Intermediate Pressure Gas Asset (Operating at Pressures Greater than 2 bar)

The below information shall only be used as guidance, for all works in the vicinity of High and Intermediate Pressure Pipelines the auto-response from the system will advise not to carry out any works until we have undertaken a technical review of the planned works and provided site specific safe working advice.

Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.



5.1 Excavation

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators, and any other powered mechanical plant, shall not dig on one side of the asset with the cab of the excavator positioned on the other side.

All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

5.1.1 In proximity to an asset in an easement

Following location and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3m (see Figure 1). The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Consideration may be given to a relaxation of these limits or lower risk excavation methods by agreement with the Cadent Plant Protection Officer on site.

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.) and following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm, using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or close to above ground gas installations.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing, unless otherwise agreed by Cadent.

No new service shall be laid parallel to an asset within the easement. In special circumstances, and only with formal written agreement from Cadent, this may be relaxed for short excursions where the service shall be laid no closer than 600mm.

Where work is being carried out parallel to an asset, within or just alongside the easement, suitable barriers shall be erected for protection between the works and the asset to prevent encroachment.

5.1.2 In proximity to an asset in the highway

Following locating and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3 meters (see Figure 1).

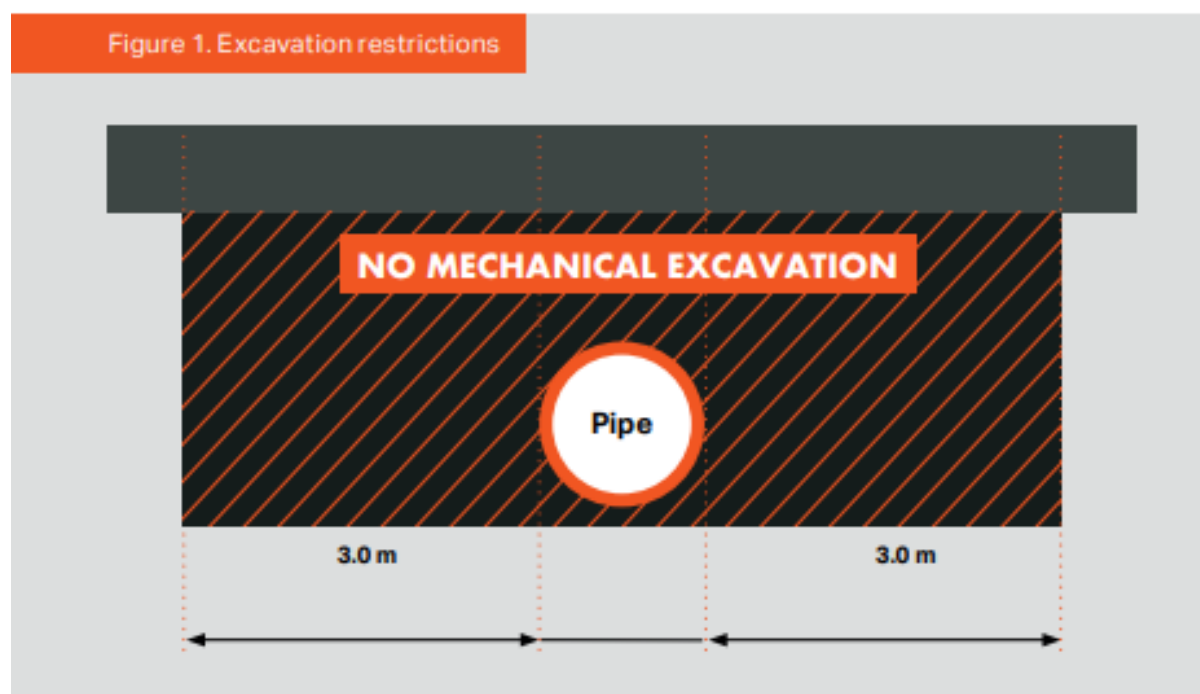
The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm, unless any attachments or projections are present on an asset (e.g. valve spindles, pressure points etc.). The use of chain trenchers is not permitted within 3m of an asset. The Cadent Plant Protection Officer may need to be present to monitor this work. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools under the observation of Cadent.

In special circumstances, consideration may be given to a relaxation of these rules by agreement with the Cadent Plant Protection Officer and only whilst they remain on site.



5.1.3 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a clearance distance of 600mm between the crown of the asset and underside of the service should be maintained. If this cannot be achieved, the service shall cross below the asset (see Section 5.1.4).

In special circumstances, this distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.4 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a clearance distance of 600mm between the crown of the new service and underside of the asset shall be maintained. Where lengths of pipe greater than one metre are to be exposed, the Cadent Plant Protection Officer shall be consulted. Exposed assets should be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

In special circumstances, this clearance distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.5 Cathodic protection

Cathodic protection (CP) is applied to Cadent's buried steel pipe and is a method of protecting assets from corrosion by maintaining an electrical potential between the pipe and anodes placed at strategic points along the asset.

Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of Cadent assets.

Should any cathodic protection posts or associated apparatus need to be moved to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

5.1.6 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment and method statement shall be submitted to Cadent for approval, prior to the works commencing.

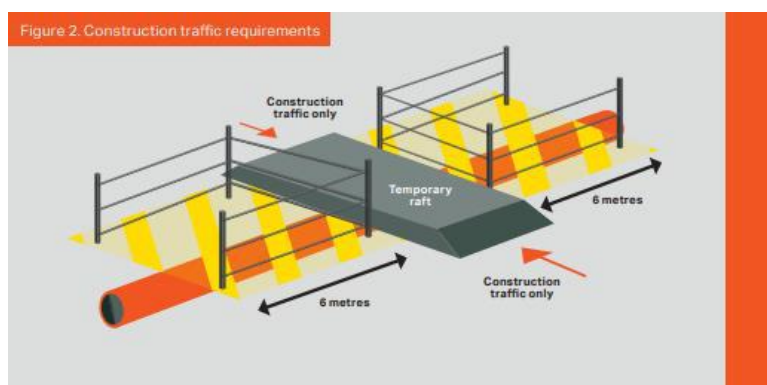
The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of the cathodic protection system. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the promoter of the works.

5.2 Construction traffic

Where existing roads cannot be used, construction traffic shall only cross an asset at locations agreed with the Cadent Plant Protection Officer. Notices shall be placed directing traffic to the crossing points. Post and wire fencing shall be erected at all crossing points, and the fence should cover the width of the easement and extend a further 6 metres along the length of the easement on both sides (see Figure 2).

Assets shall be protected at all crossing points by a suitable method agreed with the Cadent Plant Protection Officer prior to installation. The promoter of the works shall review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the protection required.

For larger scale projects or permanent solutions, a protection slab may be required.



5.3 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of an asset. The promoter of works is required to consult Cadent when intending to undertake one of the listed activities and/or further advice is required on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass > 10,000 tonnes
Blasting	500m if the MIC is > 200kg 250m if the MIC is > 10kg but ≤ 200kg 100m if the MIC is ≤ 10kg
Deep mining	1000m
Wind turbine	1.5 times mast height

5.3.1 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced. This risk assessment and method statement shall be formally agreed with Cadent prior to the commencement of the work. Please provide Cadent with at least 14 days' notice as the Cadent Plant Protection Officer may wish to be present to monitor this work.

5.3.2 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Cadent shall be consulted for any activity proposed that will lead to a change in cover over the asset. Expert advice may need to be sought, which will be determined by the Cadent Plant Protection Officer.

5.3.3 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec. The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.4 Demolition

No demolition should be allowed within 150m of an asset, or 400m for a structure mass greater than 10,000t without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.5 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance.

The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.6 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 metres of an asset. Consideration should also be given to extraction around other plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined by Cadent. The easement strip should be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, Cadent shall assess whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 5.3.5 apply.

5.3.7 Deep mining

Assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

5.3.8 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of an asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which an asset is routed.

5.3.9 Pressure testing

Hydrostatic testing of a third-party asset should not be permitted within 8 metres either side of a Cadent asset, to provide protection against the effects of a burst. Where this cannot be achieved, typically where the third-party asset needs to cross a Cadent asset, one of the following precautions would need to be adopted:

- limiting of the design factor of the third-party pipeline to 0.3 at the asset's nominated maximum operating pressure (MOP), and the use of pre-tested pipe
- the use of sleeving
- Cadent conduct risk analysis of pipe failure

In either case, the third party shall submit their site-specific risk assessment and safe system of works for consideration by Cadent.

5.3.10 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of an asset that will result in peak particle velocities in excess of 75mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

5.3.11 Hot work

Where a Cadent metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions has been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, should not take place within 500mm of the gas asset. This may be reduced if suitable protection and precautions have been agreed with the Cadent Plant Protection Officer to prevent against the effects of sparks, radiant heat transfer etc.

The Cadent Plant Protection Officer shall be present to monitor all welding, burning or other 'hot work' that takes place.

5.3.12 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of a gas asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

5.3.13 Solar farms

Solar Farms can be built adjacent to gas assets but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

5.4 Backfilling

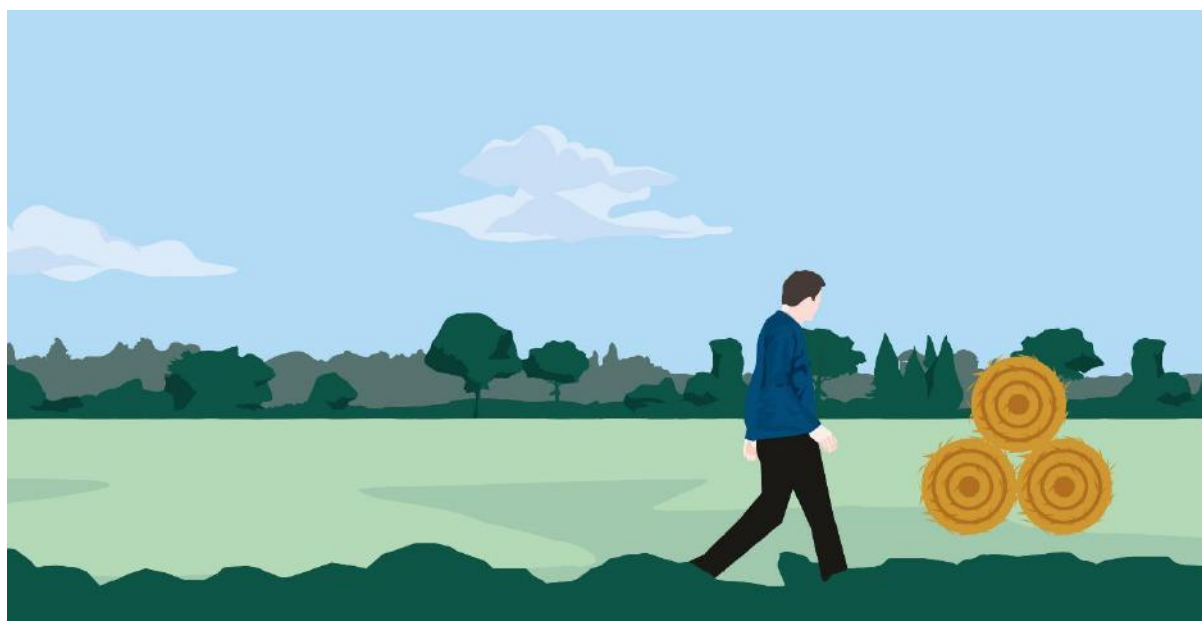
No backfilling should be undertaken without Cadent's agreement to proceed and the Cadent Plant Protection Officer will stipulate the necessary requirements. Some equipment may not be suitable for use over or around an asset due to the adverse effects of excessive compaction and vibration levels. The Cadent Plant Protection Officer will be able to advise on suitable equipment. Third parties undertaking work shall provide Cadent with 48 hours' notice, or shorter only if agreed with Cadent, of the intent to backfill over, under or alongside the asset.

This requirement should also apply to any backfilling operations that:

- are within 3 metres of an asset
- could influence the ground stability

Any damage to an asset or its coating shall be reported to Cadent in order that damage can be assessed, and repairs carried out.

Minor damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If an asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party shall re-excavate to enable the condition of the asset coating to be assessed.



6. Working in the Vicinity of a Medium Pressure Gas Asset (Operating at Pressures Greater than 75 mbar but not Exceeding 2 bar)

The below information shall only be used as guidance, and where appropriate, will be supplemented by site specific safe working advice from the network Plant Protection Officer.

Initial enquires are for information only purposes and will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.

6.1 Temporary and permanent structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for medium pressure assets is as follows:

Material	Minimum proximity to premises
Cast/Spun Iron	3m
Ductile Iron	30m
Steel	1m
PE (inserted)	1m
PE (non-inserted)	2m for diameters $\leq$ 500mm 5m for diameters $>$ 500mm

Please note that the easement distance may be greater than the building proximity distance. For any proposed structures in the easement, please consult with the Cadent network Plant Protection Officer.

6.2 Excavation

6.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of the asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until the asset has been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of a gas asset. Any mechanical excavation should utilise a banksman. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

Where concrete is exposed around gas apparatus, it shall not be removed without first consulting with a Cadent Plant Protection Officer as it could be providing protection or anchorage to live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with an asset.

The use of chain trenchers is not permitted within 3m of the confirmed location of an asset.

6.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered and, where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works, including basement conversions, underground car parks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered, care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework, any corrosion identified on the pipeline shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

6.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over the asset should be the same as that prior to work commencing.

No new service shall be laid parallel to the asset within the easement.

Where work is being carried out parallel to the asset, within or alongside the easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

6.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

6.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 6.2.6.

6.2.6 Crossing below an asset (Open cut)

Where a service is to cross below a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.



6.2.7 Cathodic protection

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall liaise with the Cadent Plant Protection Officer and undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

6.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party, a risk assessment carried out and this shall be provided to the Cadent Plant Protection Officer for inspection. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets is required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to work with the Cadent Plant Protection Officer to ensure that pre and post energisation potential surveys of Cadent's assets are undertaken. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

6.3 Construction traffic

The promoter of the works shall review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs should be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road (such as those within footways or verges), shall not be crossed by construction vehicles without suitable protection and the consent of the Cadent Plant Protection Officer.

Where existing roads cannot be used, construction traffic should only cross Cadent assets at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2).
- Have signs attached to the fence denoting the asset that the crossing point is located over

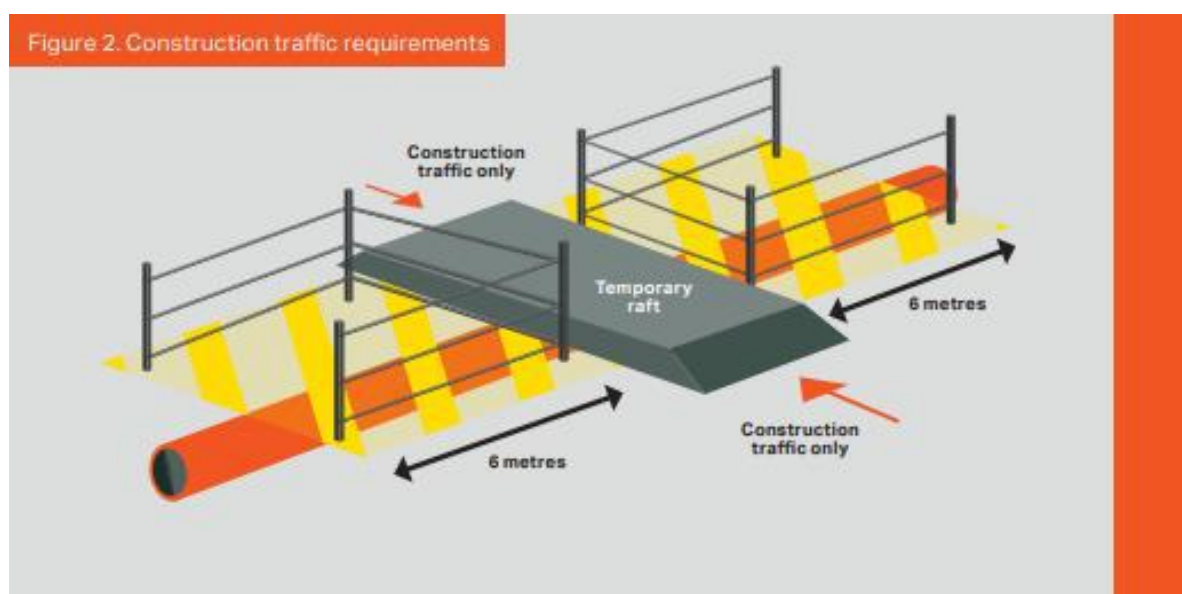
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

For larger scale projects or permanent crossings, diversion of the asset may be required.



6.4 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below to obtain further site-specific advice on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass > 10,000 tonnes
Blasting	500m if the MIC is > 200kg 250m if the MIC is > 10kg but ≤ 200kg 100m if the MIC is ≤ 10kg
Deep mining	1000m
Wind turbine	1.5 times mast height

6.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

6.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced and submitted to the Cadent Plant Protection Officer for review prior to commencing work. Please provide Cadent with at least 14 days' notice as we may wish to be present to monitor the work.

6.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets, an integrity assessment should be carried out according to the industry standard **IGEM/TD/12 – Pipework stress analysis for gas industry plant**. An expert on Soil/Pipe Interaction Analysis should be consulted when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works, due to the likely impact on our assets.

6.4.3 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Where a change in cover is required, contact your network Plant Protection Officer.

6.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.



6.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of a gas asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 6.4.6 apply.

6.4.8 Deep mining

Gas assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

6.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

6.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

6.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

6.4.12 Hot work

Where the Cadent's metallic gas assets have been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions have been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset. For further advice contact your network Plant Protection Officer.

Protection measures shall be agreed with the Cadent Plant Protection Officer prior to installation to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

The Cadent Plant Protection Officer will determine the need to remain on site to monitor all welding, burning or other 'hot work' that takes place.

6.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

6.4.14 Solar farms

Solar Farms can be built adjacent to gas assets, but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

6.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of medium pressure apparatus a site-specific risk assessment and lift plan is required to be reviewed by the Cadent Plant Protection Officer.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

6.5 Backfilling and reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset, or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset.

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe.

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the asset shall not exceed 1.5t/m² and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks

- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the main.

Prior to backfilling, if the asset is coated, Cadent require the opportunity to inspect its condition in order to assess and to carry out any repairs as necessary. Please contact your network Plant Protection office to arrange this. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Officer so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.



7. Working in the Vicinity of a Low Pressure Gas Asset (Operating at Pressures up to 75 mbar)

For planned and emergency works in the vicinity of Low Pressure gas assets, the promoter will be advised proceed with caution. The guidance contained within this section must be followed. If it cannot, contact shall be made with the network Plant Protection office for advice.

7.1 Temporary and permanent structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for low pressure assets is as follows:

Material	Minimum proximity to premises
All materials	1m

Please note that the easement distance may be greater than the building proximity distance, for any proposed structures in the easement please consult with the Cadent network Plant Protection Officer.

7.2 Excavation

7.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of an asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until gas assets have been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of gas assets. Any mechanical excavation should utilise a banksman. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on the asset shall be exposed by hand.

Where concrete is exposed around gas apparatus this shall not be removed as it could be providing protection or anchorage to the live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with the asset.

The use of chain trenchers to do this is not permitted within 3m of the confirmed location of the asset.

7.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered, and where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works including basement conversions, underground car parks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and is protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework should any corrosion be identified on the pipeline this shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

7.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing.

No new service shall be laid parallel to an asset within an easement.

Where work is being carried out parallel to an asset, within or alongside an easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

7.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by

mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

7.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 7.2.6.

7.2.6 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

7.2.7 Cathodic protection

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, appropriate notice, shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

7.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment carried out. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets will be required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

7.3 Construction traffic

The promoter of the works should review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs shall be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road such as those within footways or verges shall not be crossed by construction vehicles without suitable protection being designed and installed. Consideration shall be given to the requirement for access to low pressure apparatus therefore for large scale, long duration projects, or permanent crossings, the diversions process shall be followed to determine whether the asset requires diversion/replacement in advance of the works taking place.

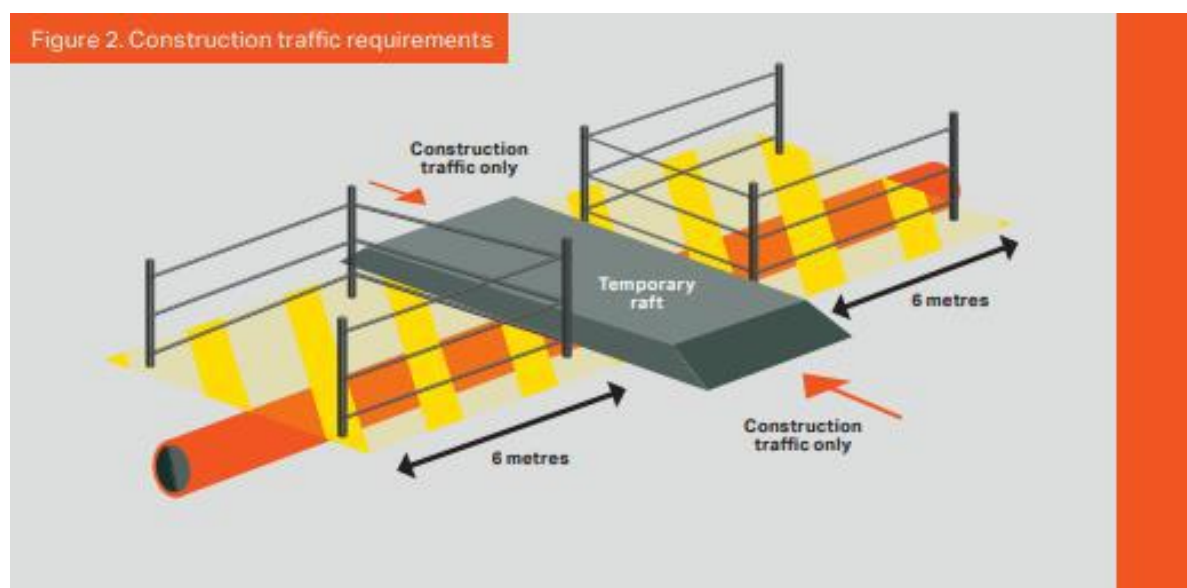
Where existing roads cannot be used, construction traffic should only cross Cadent assets with a minimum depth of cover of 750mm (post crossing construction) at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)



7.4 Specific activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below and further advice is required on whether the work has the potential to affect the asset.

7.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced prior to commencing work.

Trial holes shall be undertaken to ensure that sufficient clearance exists between gas assets and the proposed third-party asset (or the pipe to be split if a pipe splitting technique is being used) prior to the works.

If an asset is to be replaced using pipe splitting techniques in the vicinity of iron mains, in addition to the below clauses, an integrity assessment shall be undertaken.

When running parallel to gas assets, the minimum clearance shall be:

- 1m

When crossing gas assets, the minimum clearance shall be:

- 500mm or 1.5 times the diameter of the asset, whichever is greater.

Clearances may need to be increased due to the following factors:

- Ground conditions
- Largest reamer diameter
- Type of reamer used, e.g. hollow, finned, etc.
- Accuracy of equipment being used
- Construction of adjacent services and structures
- Configuration of other underground services crossing or running parallel to the drill path
- Consequences of damage
- Pipe stress increase from potential ground movement

The exposed asset should be suitably supported and be protected by matting and suitable timber cladding to reduce the risk of damage from any broken pipe fragments (if pipe splitting is used). Supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

All lateral crossings shall be exposed around their full circumference with an additional 250mm clearance below. The width of the excavation shall be three times the diameter of the largest reamer or 500mm either side of the largest reamer, whichever is the greatest. These clearances shall be measured from the drill path centre. Each crossing should be manned during the drilling/splitting operation to watch the reamer/splitter pass.

For pipe splitting running parallel to a buried gas asset, trial holes should be undertaken at suitable and frequent locations along the proposed route to confirm sufficient clearance distances exist, and the pipe route is confirmed.

The line of the pipe to be installed/split should be monitored along its length to ensure no variance from its path.

Consideration should be given for a leakage survey to be undertaken before work starts, during the works if safe to do so and following completion. If there is any likelihood of damage to the asset, the operation shall be stopped immediately.

7.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets an integrity assessment should be carried out according to the industry standard **IGEM/TD/12 – Pipework stress analysis for gas industry plant**. An expert on Soil/Pipe Interaction Analysis should be sought when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, due to the likely impact on our assets you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.3 Changes to depth of cover

The depth of cover over or around Cadent's iron assets shall not be altered. If a change in the depth of cover is required, you must contact the diversions team to arrange for diversion or replacement of the asset before commencement of your works.

For PE and steel pipes, reductions in depth of cover are only permitted if the below minimum depths of cover can be maintained (following investigation across the affected length):

- In fields and agricultural land 1.1m
- In roads and verges 750mm
- In footpaths 600mm
- In private property 600mm

Substantial increases in depth of cover shall not be permitted.

Where a change in the depth of cover affects attachments and projections such as services and valves, liaison with our diversions team is required to ensure these are appropriately protected or altered.

7.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

7.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

Where demolition is proposed you must ensure that the gas supply to the premises has been isolated in a suitable, identified location.

7.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

7.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of an asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 7.4.6 apply.

7.4.8 Deep mining

Assets routed within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance.

7.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. An assessment shall be carried out by the promoter of the works to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

7.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

7.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

7.4.12 Hot work

Where the Cadent's metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset.

Protection measures shall be installed to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset shall require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

7.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

7.4.14 Solar farms

Solar Farms can be built adjacent to assets but never within an easement.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

7.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of low pressure apparatus a site-specific risk assessment and lift plan is required.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

7.5 Backfilling and reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the pipe shall not exceed 1.5t/m² and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the pipe. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Office so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

8. Working in the Vicinity of a Pressure Reduction Installation (PRI)

Pressure reduction installations come in a variety of forms:

- Above Ground Installation (AGI) – Sites with exposed pipes surrounded by fencing
- Above Ground Installation (AGI) – District governors often found in large above ground kiosks with vent stacks attached
- Below Ground Installation – District governors with large surface governors for valves and pressure reduction equipment with an above ground control cabinet and vent stack
- Service governor Installations – Small service governors providing gas to a small number of customers in an area often identified by a small green or brick kiosk

Where excavations are to be made within 10 metres of the perimeter of a pressure reduction installation (above or below ground), with the exception of service governor installations, appropriate protection methods should be determined and recorded by the Cadent Plant Protection Officer.

These installations may have magnetic slam shut devices which could operate in the event of high vibration levels being caused by the works. Advice on whether these are present shall be sought from the Cadent Plant Protection Officer and we may need to have an operative, with the competence to reset the plant, on site whilst your works are being undertaken.

Hazardous areas may be present around these installations and no ignition sources are permitted within these zones. Information on the zonings shall be sought from the Cadent Plant Protection Officer prior to commencement of any works on site.

There may be telemetry and pressure recording lines in the vicinity of these installations therefore extreme caution must be exercised when planning and undertaking works in the vicinity of these assets.

In addition to this, the safety advice detailed in either or a combination of Sections 5, 6 or 7 shall be observed when working in the proximity of an AGI.

Access to gas assets shall be maintained at all times.

9. Tree Planting

Before any tree planting is carried out in the vicinity of a Cadent asset or its easement, written consent should be obtained. This approval should be subject to Cadent retaining the right to remove any trees which might become a danger or restrict access to the asset at any time in the future.

The only hardwood plants which can be planted directly across an asset are shallow rooting hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where a hedge is necessary for screening or to indicate a field boundary.

Raspberries, Gooseberries and Blackcurrants shall not be planted within 2m of the outside edge of the pipe.

Dwarf Apple Stocks shall not be planted within 3m of an asset.

Christmas trees (Picea Abies) shall not be planted within 3 metres of an asset. However, permission may be given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

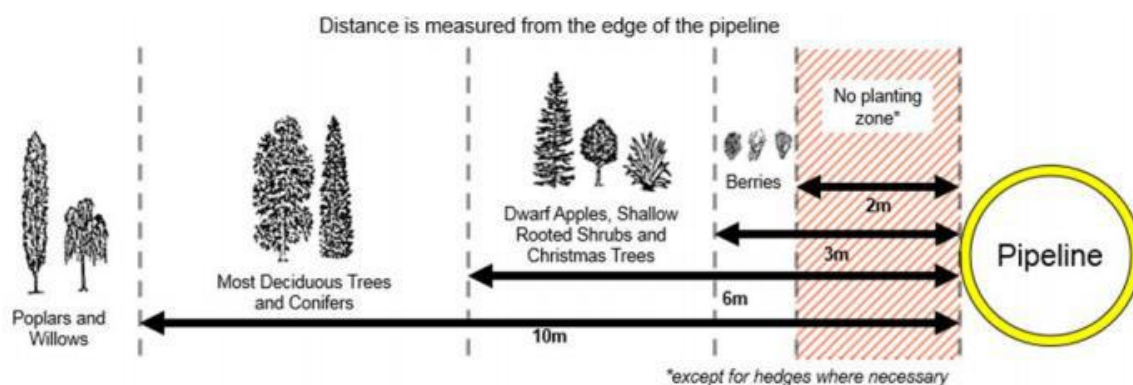
The following trees, and those of similar size which may be deciduous or evergreen, shall not be planted within 6 metres of an asset:

- Ash, Beech, Birch, most Conifers, Elm, Maple, Horse Chestnut, Oak, Sycamore, Apple, Lime and Pear trees.

Dense mass planting shall not be carried out within 10m of the outside edge of the pipe.

Poplar and Willow trees shall not be planted within 10m of the outside edge of the pipe.

For further guidance please refer to NJUG Volume 4.



10. Unidentified Exposed Pipes

An unidentified pipe is one that is not shown on any current or historical records.

Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, it shall be treated as if it were a gas pipe.

If upon checking with all other utilities you believe an unidentified pipe to be a gas pipe, the promoter of the works shall contact with the following information:

- LSBUD enquiry reference
- Site address (please include postcode and grid references)
- Site contact details
- Size of pipe
- Pipe material
- Confirmation that the unidentified pipe is exposed (if not, it will need to be exposed prior to our attendance)
- Confirmation that Cadent and all other asset owners plans, are available for review and inspection
- Photos of the pipe

Please be aware that it can take up to 28 days for us to confirm whether the unidentified exposed pipe is a gas asset or not.

11. Action in case of Damage to an Asset

If you hit a gas asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on 0800 111 999*.

If the Cadent asset is damaged, even slightly, and even if no gas leak has occurred, then the following precautions shall be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition.
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999
- Notify the Cadent responsible person immediately using the contact telephone number provided.
- Ensure no one approaches the asset.
- Do not try to stop any leaking gas.
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property



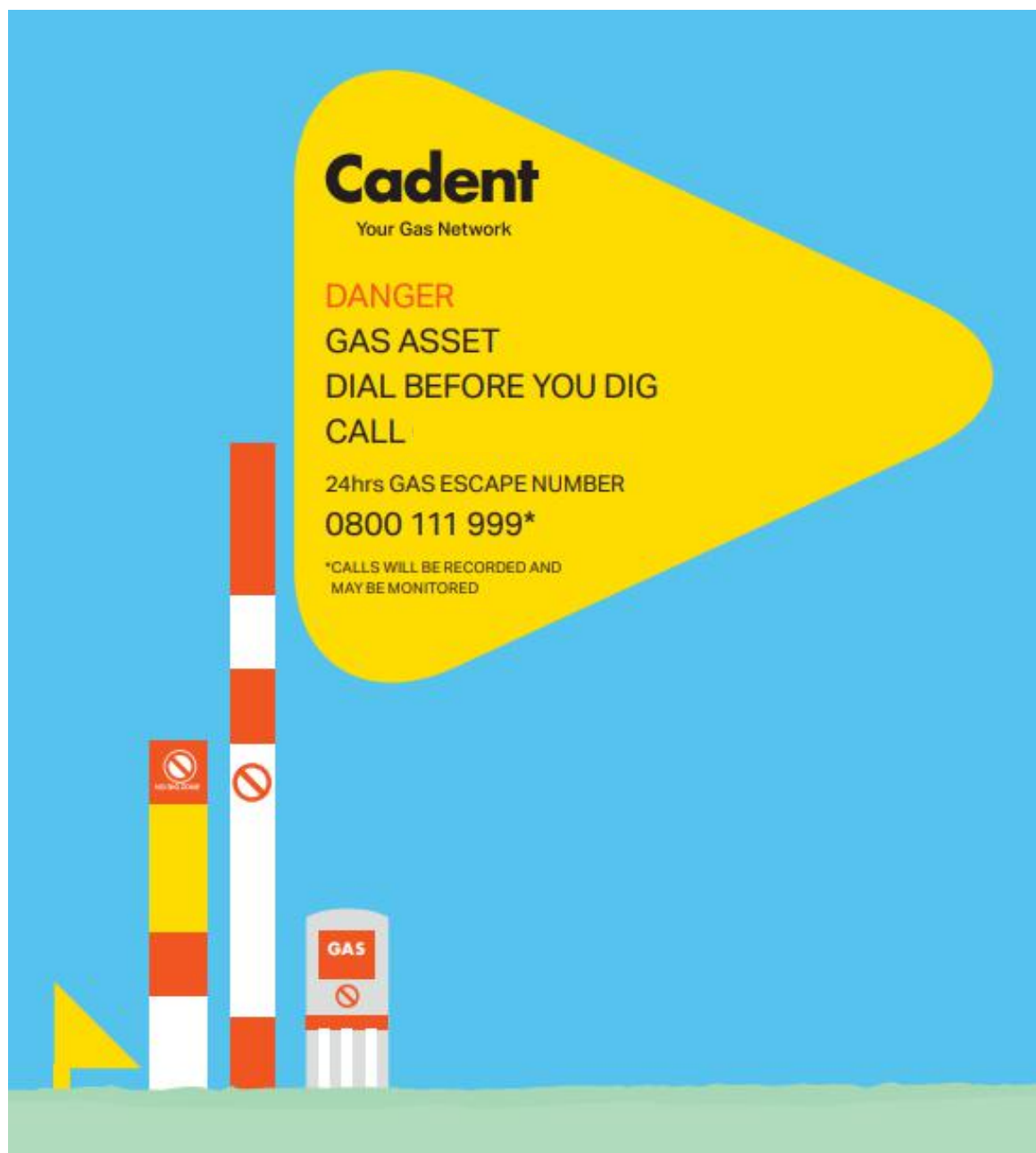
12. References

Document reference	Title
HASAWA	The Health and Safety at Work etc Act 1974
CDM	The Construction (Design and Management) Regulations 2015
LOLER	Lifting Operations and Lifting Equipment Regulations 1998
RIDDOR	Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013,
GS(M)R	Gas Safety (Management) Regulations 1996
PSR	Pipelines Safety Regulations 1996
NRSAWA	New Roads and Street Works Act 1991
HS(G)47	Avoiding Danger from Underground Services
IGEM/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
IGEM/TD/12	Pipework stress analysis for gas industry plant
NJUG Volume 4	Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees
UKOPA/11/0027	Requirements for the Siting of Wind Turbines Close to HP Pipelines
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

13. Glossary of Terms

Term	Definition
Easement	Easements are negotiated legal entitlements between Cadent and landowners and allow Cadent to lay, operate and maintain assets within the easement strip. Easement strips may vary in width, typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Cadent for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support assets are reduced.
Promoter of works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Cadent assets and associated installations operating above 7 bar gauge are being undertaken.
Cadent Plant Protection Officer	The person or persons appointed by Cadent with the competencies required to act as the Cadent representative for the purpose of monitoring a particular activity.
Banksman	Another person who assists the machine operator from a position where they can safely see into the excavation and warn the driver of any services or other obstacles. This person should remain outside of the operating radius of the excavator arm and bucket.

Appendix A – Asset Location Markers

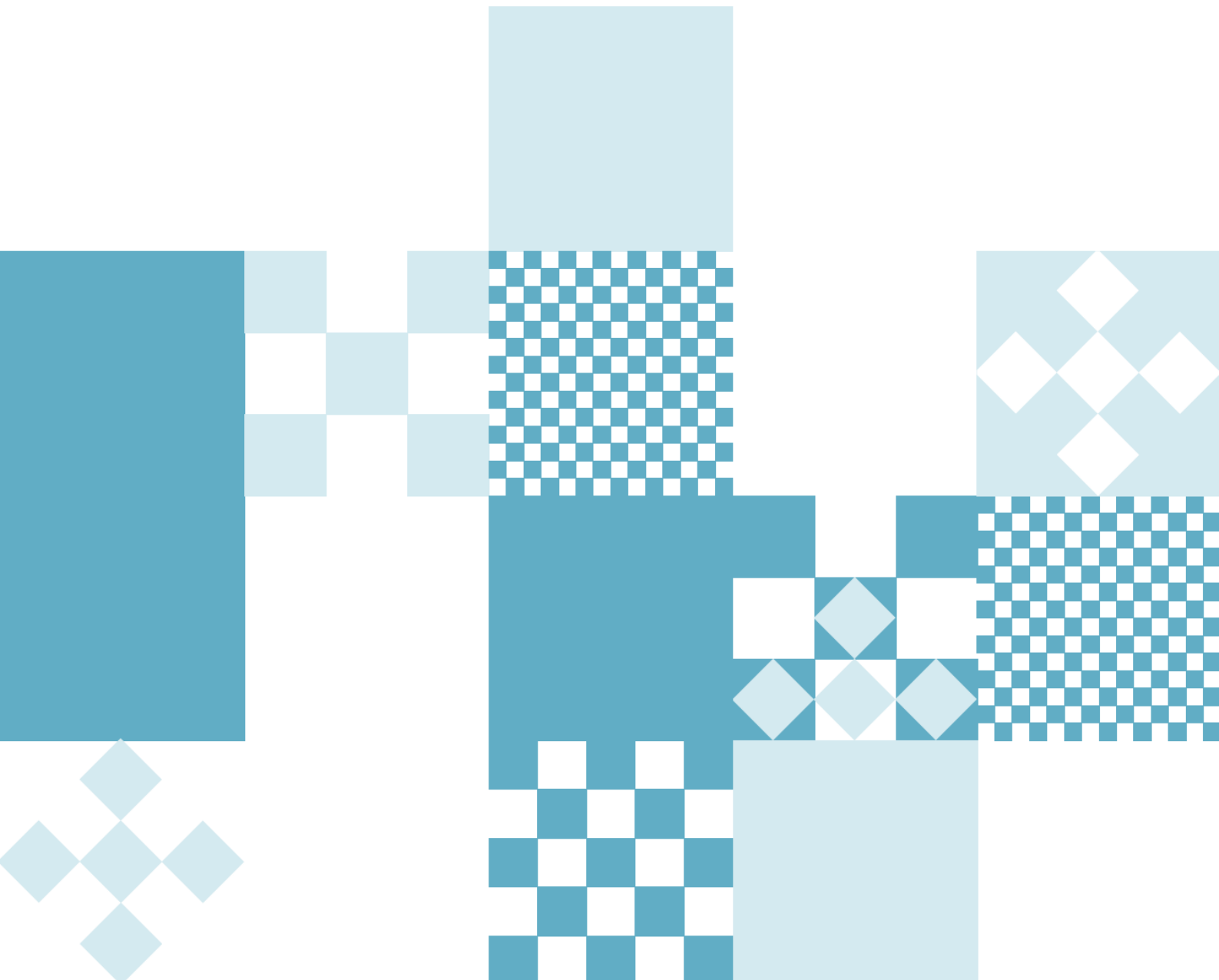


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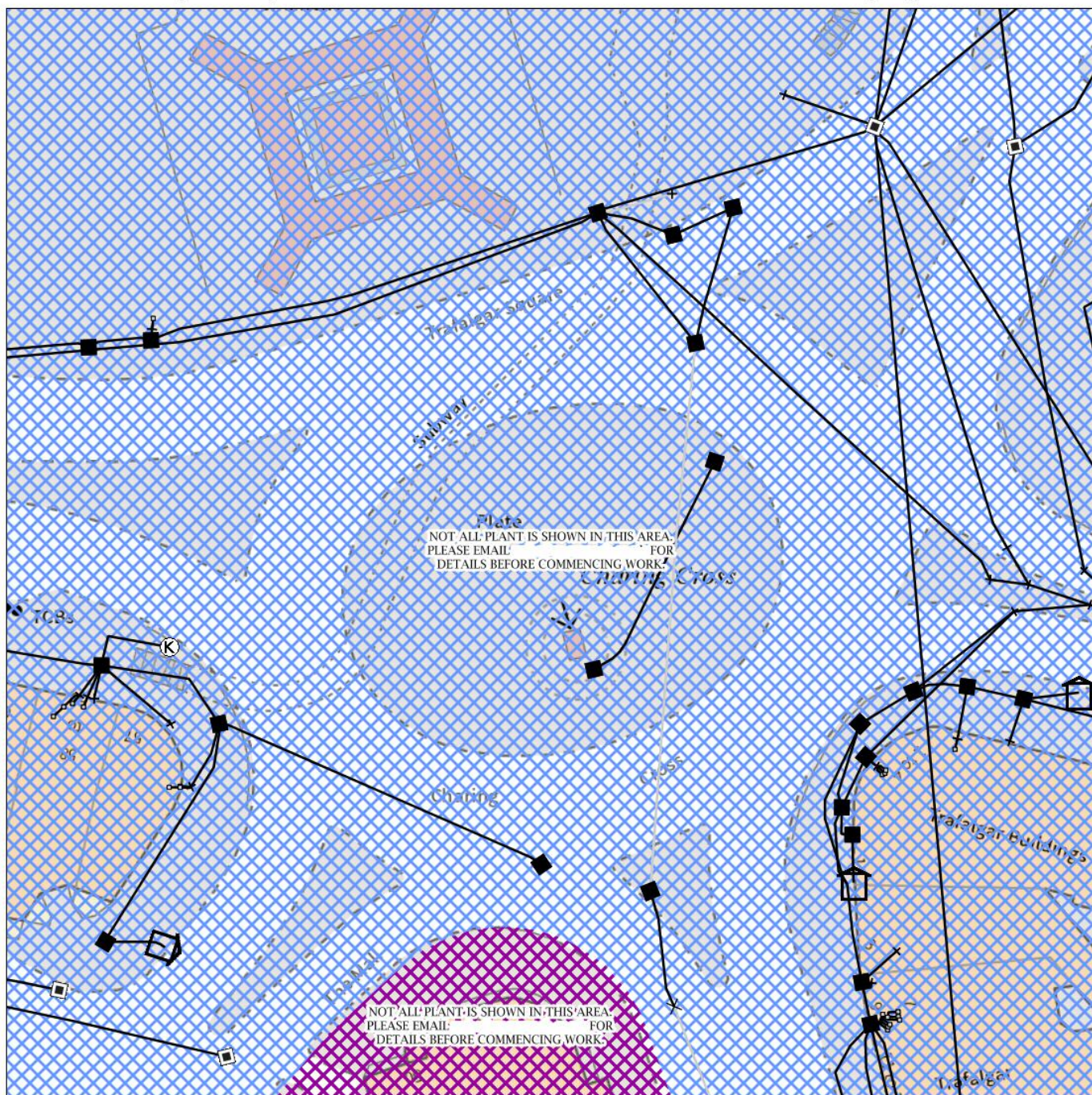


Utilities present

Telecoms/Cable



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

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)

Accidents happen

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

Reproduced from the Ordnance Survey map by BT
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Controller of Her Majesty's Stationary Office
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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 : EAT12332D

Map Reference : (centre) TQ3003480381

Easting/Northing : (centre) 530034,180381

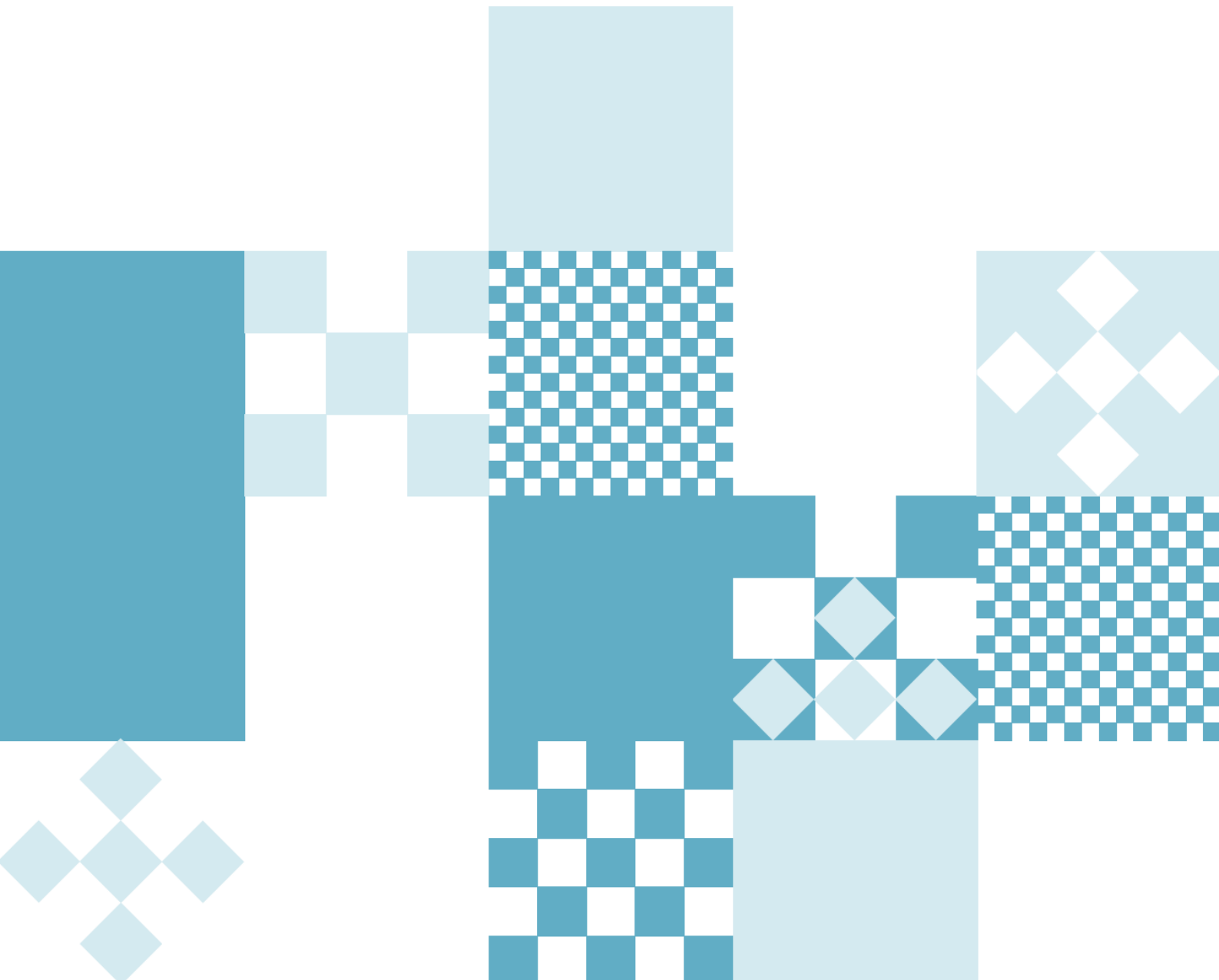
Issued : 12/10/2021 12:33:35

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:



Utilities present

Water and Sewers





Subtechnics Ltd
Technics House
Merrow Lane
GUILDFORD
GU4 7WA

Search address supplied Charing Cross
Westminster
Greater London
SW1A 2DX

Your reference SP21616

Our reference ALS/ALS Standard/2021_4520913

Search date 12 October 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.

Search address supplied: Charing Cross, Westminster, Greater London, SW1A 2DX

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 or use the address below:

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 . 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:

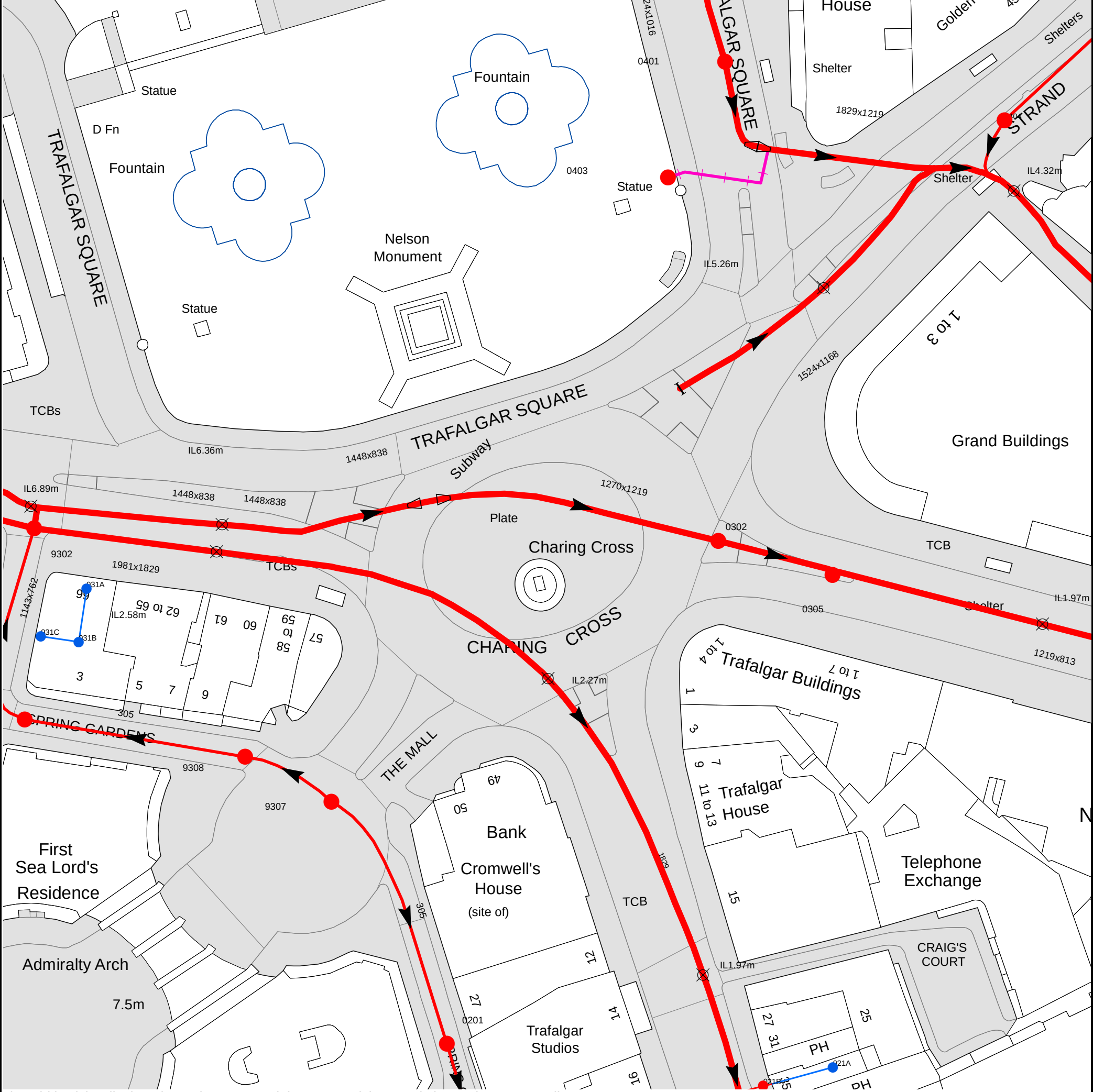
Waste Water queries

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: . 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:

Clean Water queries

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



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 530039,180380
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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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
931B	n/a	n/a
931C	n/a	n/a
931A	n/a	n/a
0201	6.38	2.92
021B	n/a	n/a
021A	n/a	n/a
9307	7.78	4.12
9308	8.1	4.58
9309	8.87	3.13
0305	n/a	n/a
0302	7.52	2.44
9302	n/a	2.62
0403	n/a	n/a
1404	10.46	4.61
0401	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

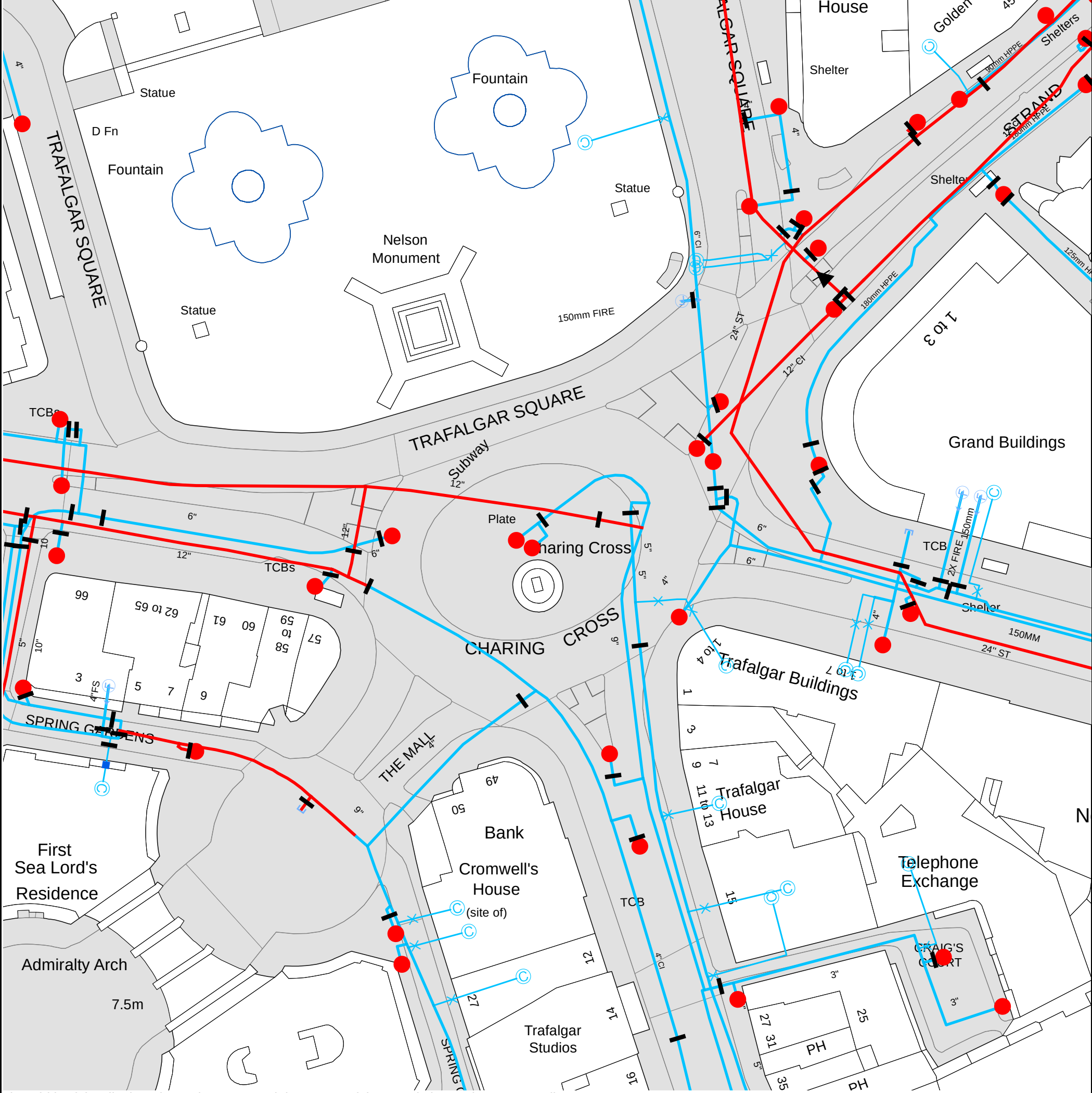
Lines denoting areas of underground surveys, etc.

	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



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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
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Meters

	Meter
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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
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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

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

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:

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 or write to them at

Ways to pay your bill

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