



# One Battersea Bridge: Flood Risk Assessment

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# Document Control

## Title

One Battersea Bridge: Flood Risk Assessment

## Client

Promontoria Battersea Limited  
10<sup>th</sup> Floor, 5 Churchill Place  
London  
E14 5HU

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# 1. Introduction

## 1.1. Instruction

Yellow Sub Geo Ltd (Yellow Sub) was instructed by Promontoria Battersea Ltd (the Client) to provide a Flood Risk Assessment (FRA) for 1 Battersea Bridge Road, London, SW11 3BZ (the Site). Instruction to proceed was provided by email on the 23<sup>rd</sup> December 2021.

## 1.2. Background

The Client is seeking to obtain planning permission for the comprehensive redevelopment of the Site to include demolition of the existing building and erection of a part 10 storey, part 28 storey building (plus lower ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works. The Site extends to 0.115ha.

## 1.3. Scope

The scope of the FRA is as follows:

- Acquisition and review of commercial flood risk data for the Site including information on the risks associated with surface water run-off and groundwater flood risk;
- Acquisition and review of EA modelled fluvial flood extents, levels and velocities in the context of the Site topography and Proposed Development;
- Consider the effects of Climate Change in accordance with current best practice;
- Undertake a review of the local Strategic Flood Risk Assessment (SFRA) to ascertain the Site Flood Zone designation and consider local flooding issues, including evidence on flooding from sewers; and
- Consideration of appropriate Site-specific flood risk mitigation measures (if required) and impacts on the Flood Evacuation Plan (FEP); and,
- Preparation of an FRA, written in line with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG), to satisfy the EA and the Lead Local Flood Authority (LLFA; Kent County Council) that all potential flood risks from all sources to and from the Proposed Development have been considered and that the Proposed Development is appropriate, as defined in the NPPF.

## 1.4. Data Sources

The information and assessments in this report are predominantly based on secondary data analysis associated with both the Site itself and the surrounding land area. The main sources of data are summarised below:

- Topographical Site survey data;
- Environment Agency LiDAR Digital Terrain Model (DTM) data.
- Environment Agency (EA) flood risk data;
- London Thames Estuary Breach Assessment, Methodology Report (Atkins, 2017);



- The Thames Estuary 2100 Plan, (Environment Agency, 2012);
- The Wandsworth Level 1 Strategic Flood Risk Assessment (AECOM, 2020);
- The Wandsworth Local Plan (Wandsworth, 2023)
- Wandsworth Sustainability Appraisal (London Borough of Wandsworth, 2022)
- British Geological Survey (BGS) 1:50,000 scale mapping;
- Ordnance Survey 1:25,000 scale mapping;
- Soilscales soil mapping; and,
- Thames Water sewer asset plans.

## **1.5. Limitations**

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.



## 2. Site Setting

The following section collates and presents available information pertinent to the Site and its local environs.

### 2.1. Site Location and Description

The Site extends to 0.115ha and comprises a part five-storey, part six-storey 1980s office building (Class E) with a basement level car park providing 33 car parking spaces. The Site is bound to the north by the Thames Path and River Thames, and to the south by Hester Road. Battersea Bridge Road bounds the Site to the west, with a six-storey residential building is situated to the immediate east (Figure 2-1). The nine-storey Albion Riverside development is situated further to the east. Vehicular access to the Site is via Hester Road to the south. The National Grid Reference for the approximate centre of the Site is TQ 270 772.

Figure 2-1: Site location



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## 2.2. Existing and Historical Development

The Site comprises an existing high rise office building (see Figure 2-1). The Thames Path passes between the existing building and the River Thames (see Figure 2-2). The Site is bounded to the west by Battersea Bridge Road and by a minor residential street to the east.

Figure 2-2: View of the Site (building on left) and River Thames (right)



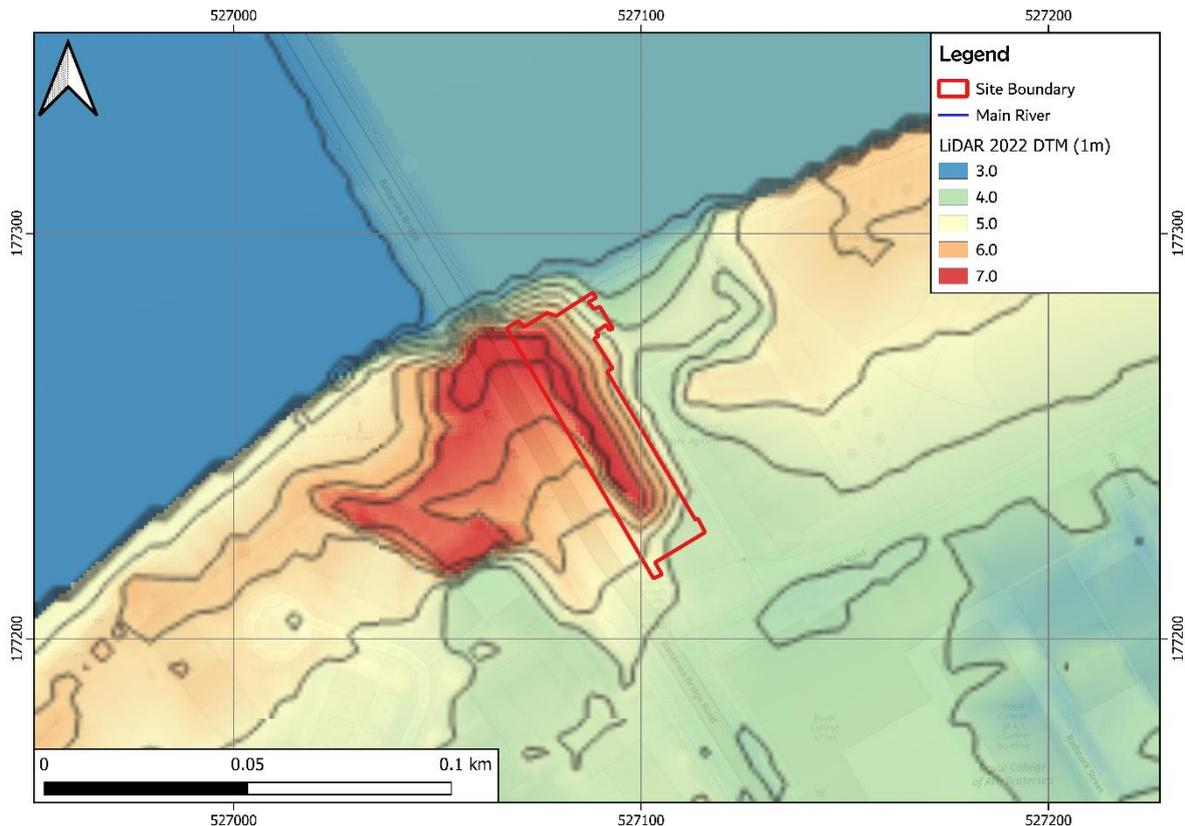
## 2.3. Topography

Ground levels at the Site range between c. 3.81m and c. 7.12m above Ordnance Datum (m aOD) and the general fall is in a north-easterly direction towards the Thames (see Figure 2-3).

Battersea Bridge Road to the west is at a higher elevation than the residential street located on the east side of the Site.



Figure 2-3: Site Topography



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## 2.4. Hydrology

The Site is located on the Bank of the River Thames. The Thames is tidal at this location, and tidal flood defences are located along the banks of the Thames to provide protection up to a 0.1% Annual Exceedance Probability (AEP) (1 in 1,000 year) flood event.

Ransome's Dock is located 200m east of the Site.

## 2.5. Geology and Hydrogeology

### 2.5.1. Published Geology and Soils

According to British Geological Survey (BGS) 1:50,000 scale mapping the geological sequence underlying the Site is as follows:

- Superficial deposits: Alluvium and River Terrace Deposits
- Solid geology: London Clay Formation – clay, sand and silt.

Based on the location of the Site, it is considered that Made Ground will also be present, particularly to the rear of the river wall.



Soilscapes provides high level information on natural soil characteristics across the UK. Soilscapes classifies the soil type at the Site as: 'Freely draining slightly acid loamy soils' (Cranfield Soil and AgriFood Institute, 2022). However, the characteristics of the natural soils are likely to have been modified over time due to the past development history at the Site and therefore the soil type and permeability may vary.

A single nearby historical borehole log within the BGS database is summarised in Table 2-1.

*Table 2-1 Strata encountered in nearby historical borehole log*

Borehole ref	Strata	Maximum thickness (m)
TQ27NE471	Concrete	0.1
	Made Ground	4.4
	Fine to medium gravel with some coarse sand	2.5
	Fine to coarse gravel and fine to medium sand	3.7
	Stiff silty clay	>19.3

## 2.5.2. Hydrogeology

The superficial Alluvium and River Terrace Deposits beneath the Site are classified by the EA as a Secondary A Aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. The London Clay Formation is classified as unproductive strata.

The EA provided details of a groundwater abstraction 430m west of the Site, on the opposite side of the River Thames at 389 Chiswick High Road. The abstraction is for construction purposes, with a maximum annual quantity of 31,200 litres and maximum daily quantity of 2,600 litres.

Groundwater vulnerability on Site is classed as medium to low. The Site is not located within a Source Protection Zone (SPZ).

## 2.6. Climate

The Thames region receives an average rainfall of 690mm/a (mm per annum) with an average effective rainfall of 250mm/a (Environment Agency, 2004).

## 2.7. Proposed Development

The Proposed Development comprises the comprehensive redevelopment of the Site to include demolition of the existing building and erection of a part 10 storey, part 28 storey building (plus lower ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works.

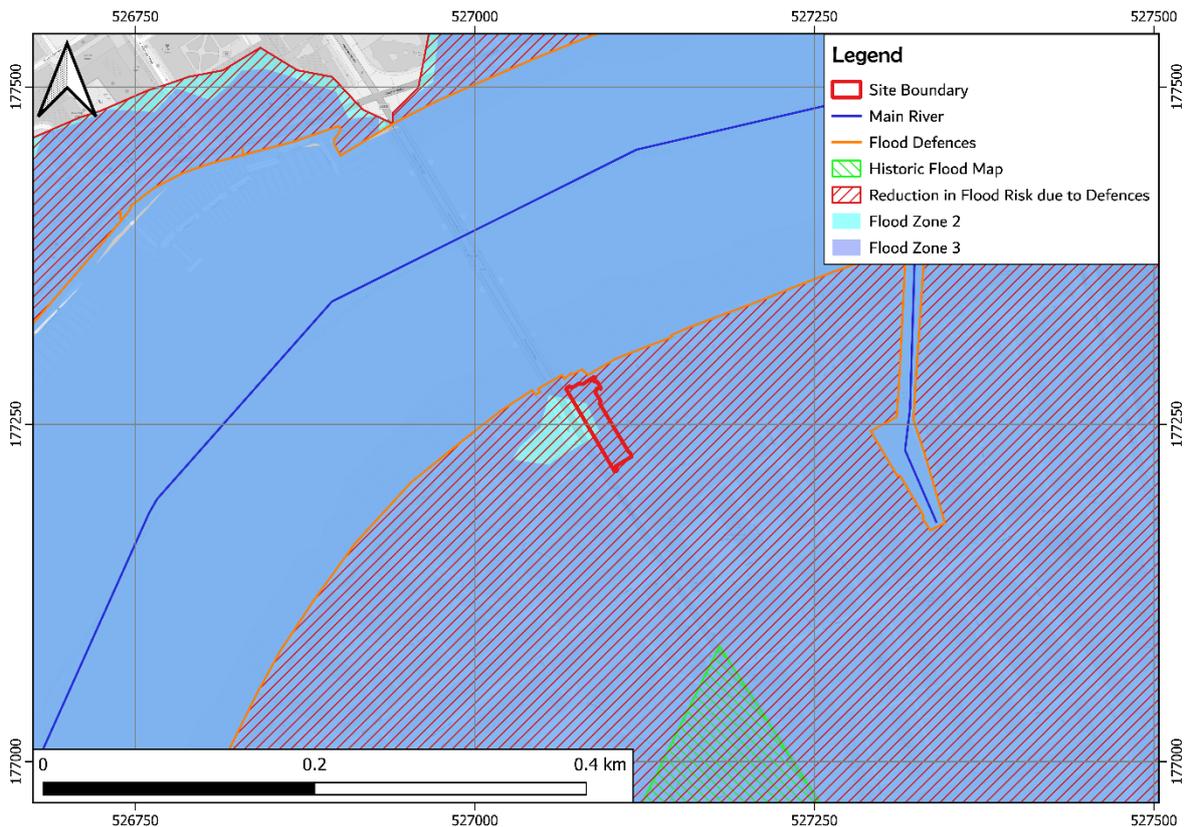


### 3. Flood risk to the Proposed Development

#### 3.1. Fluvial and tidal

The EA's Flood Map for Planning (see Figure 3-1) indicates that the majority of the Site is located in Flood Zone 3, with small areas in the west located in Flood Zone 2. Flood Zone 3 is defined as having a 1% AEP (1 in 100) or greater chance of flooding from rivers and 0.5% AEP (1 in 200) or greater chance of flooding from tidal water each year. This classification is assuming no flood defences are present, however the Flood Map for Planning also shows that the Site benefits from the presence of defences.

Figure 3-1: Flood map for planning



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Whilst the River Thames poses a potential risk of flooding, the Site is currently protected from combined tidal and fluvial flooding by the Thames Tidal Defences (TTD) up to the 0.1% AEP (1 in 1,000) event. Table 3-1 summarises the EA's 0.1% AEP modelled flood levels for the River Thames closest to the Site, for both present day and in the future. These levels account for the Thames Estuary 2100 Plan (TE2100), which aims to protect London from sea level rise, up to the year 2135. The table also includes current and proposed defence levels. Actual defence levels adjacent to



the Site are 5.85m above Ordnance Datum (m aOD), and therefore the Site is currently protected for the period up to 2100, and will remain protected beyond that in the future due to the implementation of the TE2100 Plan that would ensure that defence levels are raised up to 6.30m aOD for the period up to 2135.

*Table 3-1: TE2100 model results (node 2.27) and defence levels (m aOD)*

Epoch	Design flood level (0.1% AEP)	Defence level (m aOD)
Present day	4.88	5.41 (Actual = 5.85)*
2065 (for the period up to 2100)	5.39	5.80 – 5.90**
2100 (for the period up to 2135)	5.83	6.30

\* Actual crest level is 5.85m aOD according to EA flood defence data. 5.41m aOD is the defence level required to provide protection in the present day. Site topographic survey (Appendix B) shows defence levels varying between 5.86m and 5.90m aOD.

\*\* Site is located near the transition point between a defence level of 5.80m and 5.90m aOD. It is likely that the transition occurs at the Bridge, and therefore a level of 5.80m aOD is appropriate downstream of the bridge.

There are no other natural watercourses in the vicinity of the Site, and the tidal and fluvial flood risk to the Proposed Development is therefore considered to be low. However, both the NPPF and the EA require an assessment of the risk to the Site arising from failure (breach) of the River Thames defences.

### 3.1.1. Defence breach

The EA has provided their London Thames Breach Assessment Modelling, completed in 2018. These models simulate breaches occurring along the TTD between Teddington Weir and the Thames Barrier for a 'Maximum Likely Water Level' scenario under both present day and future (2100) scenarios. Breaches were simulated at all locations along the defences within separate model runs and the results combined together to create a maximum likely extent, depth, level and hazard value that would be achieved if an individual breach of the TTD was to occur at any point.

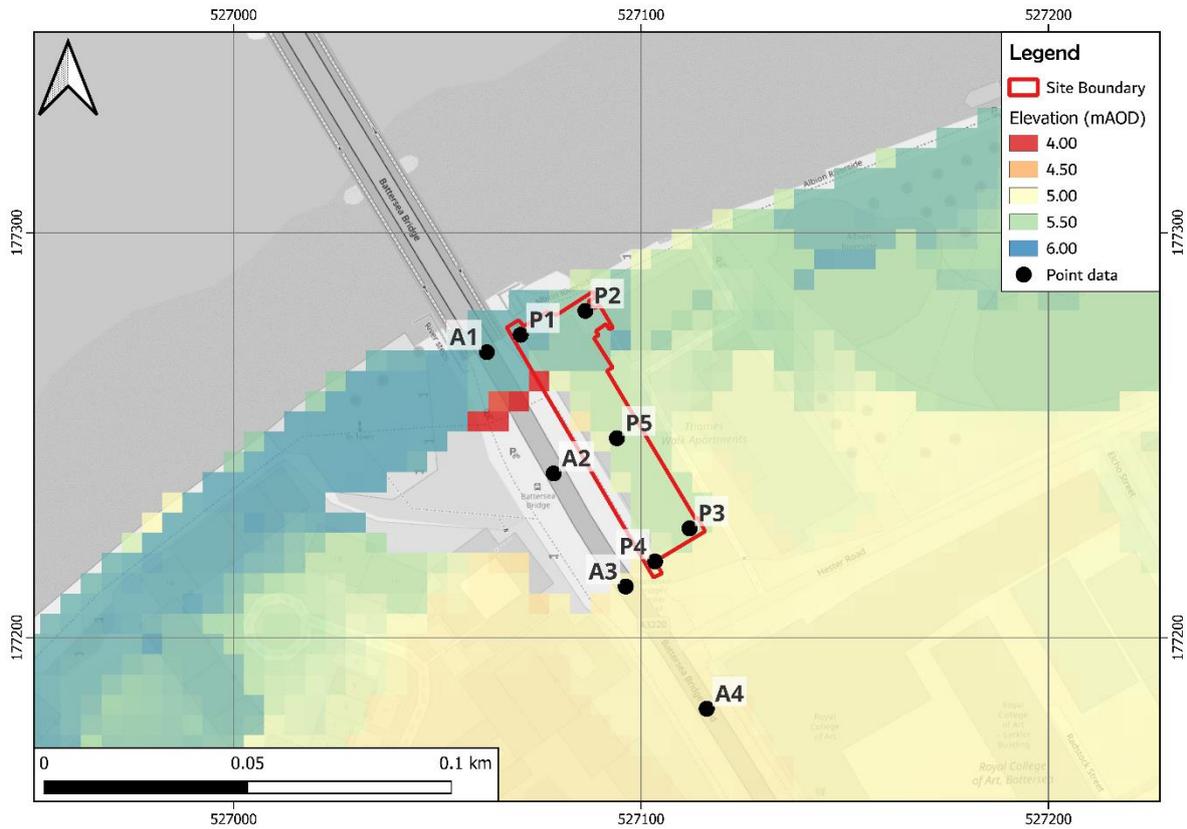
Figure 3-2 shows that the majority of the Site is located within the future breach flood extents, only the western extent of the property, adjacent to Battersea Road is above the breach level.

The modelled flood elevations decrease from northwest (closest to the Thames, points P1 and P2 in Figure 3-2) to the southeast (points P3 and P4). This is due to localised effects of the breach immediately adjacent to the Site, with a rapid decrease in elevations as you move away from the breach location. If a breach were to occur further upstream or downstream of the Site, then the elevations would be more uniform across the Site. Table 3-1 provides details of the maximum breach elevation, depth, velocity and hazard ratings at five points within the Site (P1 to P5) and four points along the main access road (A1 to A4).

Maximum flood elevations are 5.76m aOD, and flood depths of 1.63m. Hazard levels are classified as "Danger to All" across much of the Site due to the high velocities and depths (Figure 3-3).



Figure 3-2: Thames Estuary breach modelling – flood elevations (m aOD)

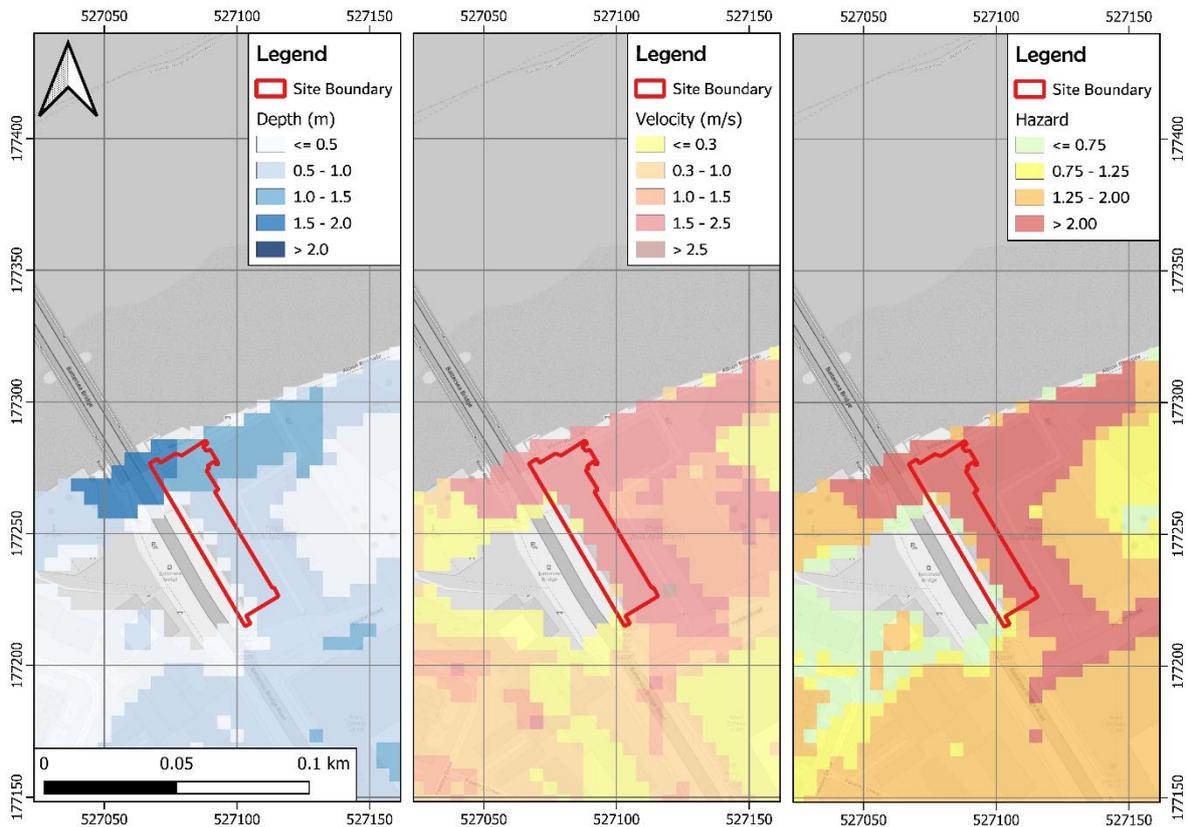


Contains Open Street Map data © OpenStreetMap

Table 3-2: Thames Estuary breach modelling results

Point	Elevation (m aOD)	Depth (m)	Velocity (m/s)	Hazard
P1	5.76	1.63	1.9	4.6
P2	5.61	1.49	1.9	4.6
P3	5.30	0.62	2.0	2.4
P4	4.96	0.39	1.3	1.2
P5	5.30	0.57	2.0	2.3
A1	5.76	1.63	1.9	4,7
A2	No Data	No Data	No Data	No Data
A3	4.96	0.15	0.0	0.6
A4	4.94	0.86	1.1	2.0

Figure 3-3: Thames Estuary breach modelling – flood depths, velocities and hazard



Contains Open Street Map data © OpenStreetMap

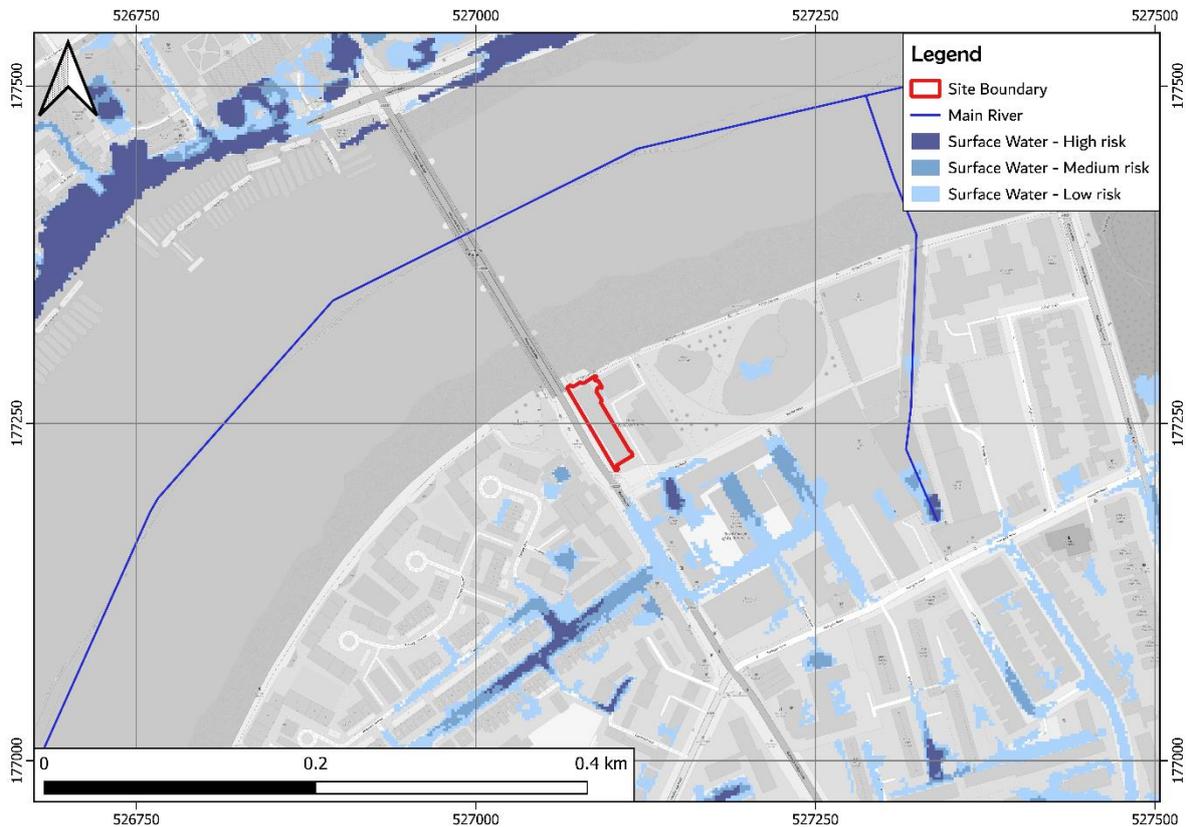
### 3.2. Surface water (pluvial)

Surface water (pluvial) flooding is usually associated with extreme rainfall events but may also occur when rain falls on land that is already saturated or has a low permeability. Rainfall that is unable to infiltrate into the ground generates overland flow which can lead to flooding or ‘ponding’ in localised topographical depressions before the runoff is able to enter local drainage systems and watercourses.

The EA’s Flood Risk from Surface Water mapping is shown in Figure 3–4. The Site is at negligible risk of surface water flooding, however the main access road, Battersea Bridge Road is at low risk of surface water flooding to the south. There are however alternative access routes along the Thames frontage.

The Site is not situated within a Critical Drainage Area (CDA) according to the London Borough of Wandsworth’s Surface Water Management Plan (Metis Consultants Ltd., 2021).

Figure 3–4: Surface water flood risk zones



Contains Open Street Map data © OpenStreetMap

### 3.3. Groundwater

Groundwater flooding occurs when the water table rises above the surface elevation (or the floor of sub-surface structures). A summary of the likely geology beneath the Site is set out within Section 2.5.

The Wandsworth Level 1 SFRA, based on the BGS 'Susceptibility to Groundwater Flooding' data indicates that there is 'Potential for groundwater flooding of property situated below ground level' at the Site. The Level 1 SFRA also indicates that there has been a report of groundwater flooding approximately 175m to the south of the Site (Appendix C).

During a site visit on the 17<sup>th</sup> March 2022, some evidence of potential groundwater ingress (calcite precipitation and dampness) was noted (see Figure 3-5). The western half of the car park has guttering placed below the joins in the car park ceiling, directing water to the car park floor, asway from the cars, suggesting water seepage from above is an issue here. Shallow groundwater may be expected given the proximity to the River Thames.

*Figure 3-5: Potential evidence of groundwater ingress to undercroft*



### **3.4. Sewer flooding**

Sewer flooding can occur during periods of intense rainfall and /or if a sewer becomes blocked with debris. The current Site is thought to drain to the combined trunk sewer that lies under the Battersea Bridge Road as shown on Thames Water records (Appendix D) however this has not been confirmed. The connection of the combined trunk sewer to the Thames indicated on the plan has been confirmed to be an inlet with a check valve, rather than an outfall.

There are no surface water only sewers shown in the vicinity of the Site.

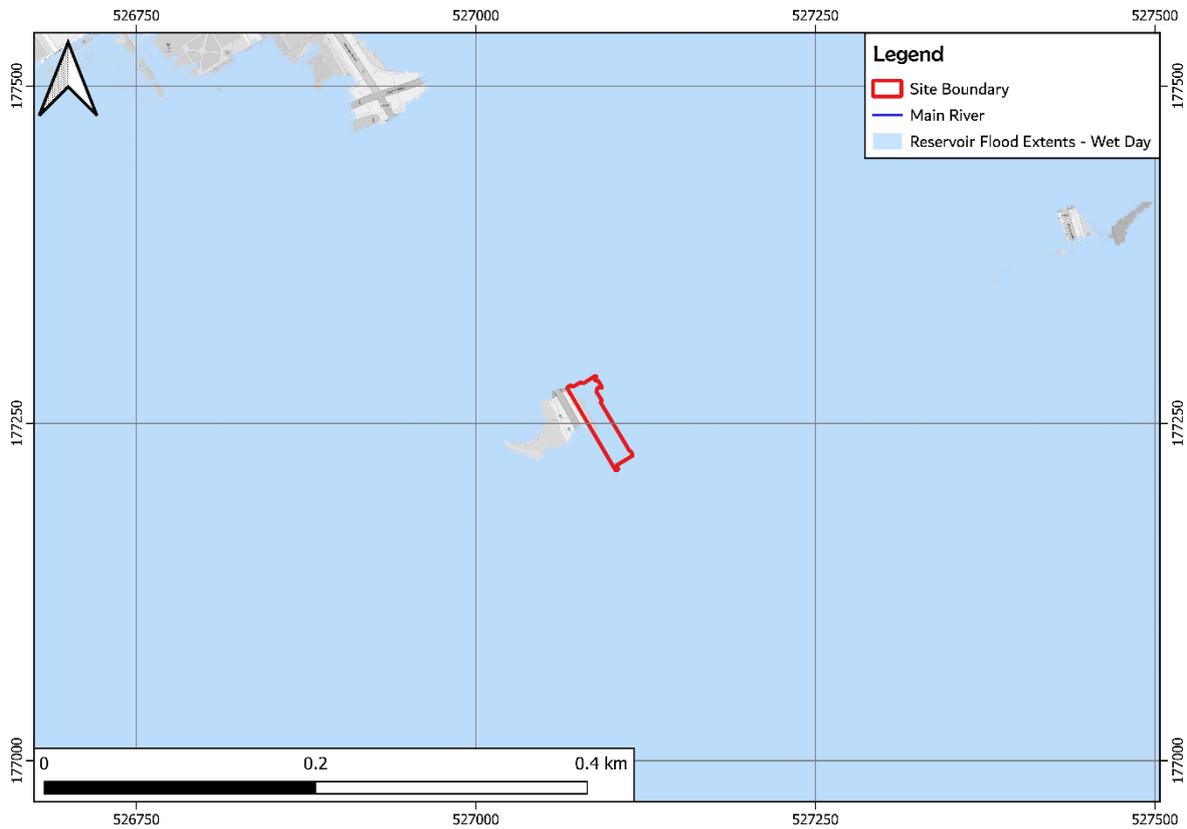
The Wandsworth Level 1 SFRA indicates that there have been three reports of internal sewer flooding and no external reports within the postcode area of the Site to Thames Water. There are no council reported sewer flooding records within the vicinity of the Site.

### **3.5. Catastrophic failures**

This section considers catastrophic failures of water bearing infrastructure in the area of interest.

The maximum extent of flooding from reservoirs encroaches across the Site area (Figure 3-6). However, reservoir flooding is extremely unlikely to occur and does not present an issue for the Proposed Development. No canals or other significant water bodies exist in close proximity to the Site.

*Figure 3-6: Risk of Catastrophic failure of water bearing infrastructure*



Contains Open Street Map data © OpenStreetMap

### 3.6. Historical flooding

No flooding has been recorded on the Site according to the Wandsworth Level 1 SFRM (AECOM, 2020), the SWMP (Metis Consultants Ltd., 2021), nor the historical flood extents (Figure 3-1).



## 4. Suitability of the Proposed Development

The Sequential Test, outlined in the PPG, identifies that developments should be directed to areas with the lowest probability of flooding. The Site is located within Flood Zone 3 (Figure 3-1) although this risk is residual given the presence of flood defences in the area.

### 4.1. Sequential test

The Site falls within the 'Wandsworth's Riverside' Area Strategy as defined in the Wandsworth Level 1 SFRA, as such the sequential test is considered to have been passed. The SFRA states that:

*"It is considered by London Borough of Wandsworth in consultation with the Environment Agency that future development within these areas cannot be located in an area of lower risk of flooding elsewhere. Within these areas, development is therefore considered to satisfy the Sequential test, and a site specific application of the Sequential Test would not be required. In these areas a sequential approach should be applied within the site by steering specific buildings/uses with greater vulnerability towards areas of lowest risk, and, where required, satisfying the requirements of the Exception Test.*

Applying the sequential approach within the Site, the ground floor will not be used for residential purposes (classified as "More vulnerable") but for commercial purposes such as shops, cafes etc. (classified as "Less vulnerable").

### 4.2. Exception test

The Site is required to pass the Exception test due to its 'More vulnerable' classification and location within Flood Zone 3.

The NPPF states that for the Exception test to be passed:

- Part 1 - "It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by the SFRA where one has been prepared; and
- Part 2 - A site-specific Flood Risk Assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."

In order to satisfy Part 1 the Proposed Development has been assessed against the objectives set out in the London Borough of Wandsworth's Sustainability Appraisal.

The Proposed Development is particularly aligned with the following sustainability appraisal objectives identified within the Wandsworth Sustainability Appraisal:

- 10 – Provide more housing opportunities for Wandsworth residents and workers; and,
- 19 – Provide employment space to meet the borough's needs

The measures to manage and mitigate flood risk in order to satisfy Part 2 of the Exception test are presented in Section 5.



## 5. Managing and Mitigating Flood Risk

The following measures are proposed to ensure that flood risk to the development is managed and mitigated where possible.

### 5.1. Development Layout and Sequential Approach

The development consists of a single building, and therefore the proposed land use of each floor has been considered in order to place more vulnerable land uses at higher elevations. Table 5-1 details the proposed use cases for each floor of the building according to current development plans. Due to the sloping ground elevations, the 'Lower Ground floor' is likely to be underground at the northwest (Thames) side of the development, but above ground at the southeast side. The 'Ground floor' is at or above ground level throughout.

*Table 5-1: Proposed use of each floor of Proposed Development*

Level	Proposed Use Case
Basement	Plant room, cycle storage, refuse
Lower Ground floor	Car parking, lobby, community space
Ground floor	Restaurant, lobby, community space
First floor (Amenity level)	Office space
Second floor and above	Residential

### 5.2. Riverside Development Buffer Zone

The existing building footprint is approximately 6m away from the Thames Tidal defence. The Local Plan requires under LP12 that *"all development proposals should be set back 16 metres from the landward side of any tidal Thames flood defences, unless exceptional circumstances are demonstrated for not doing so, which has to be justified by evidence submitted at planning application stage."*

It is currently proposed that the current building footprint is retained, and therefore the 16 metre buffer zone will not be achieved. The reasons for this are as follows:

- Existing set back does not currently meet the 16m requirement.
- The set back of the adjacent property to the northeast does not meet the 16m requirement, and is similar to the current building footprint on the Site, and therefore access to the defence by construction plant from the northeast is already constrained
- The current frontage is a combination of pedestrian ramps and steps up to Battersea Road Bridge, this therefore also constrains access for construction plant.



- Setting the Proposed Development 16m back from the Thames Tidal defence will therefore not improve access for maintenance to this stretch of the defences, and would lead to a change in the existing frontage.

The Development will ensure that the structural integrity of the riverbank / flood defence is not impacted during the construction phase through implementation of the Construction Environmental Management Plan (CEMP), which if required will include:

- A structure survey of the existing integrity of the flood defence prior to construction work commencing, and
- Ongoing monitoring of the flood defence during construction.

The existing flood defence levels are sufficient for the period up to 2100, however will require raising up to 6.30m aOD for the period up to 2135 by their riparian owner.

### **5.3. Finished Floor Levels**

Residential use will be from the second floor and above (see Table 5-1) and therefore the internal floor levels will be above the flood levels from the Thames tidal breach modelling, accounting for climate change (see Table 3-2).

For less vulnerable uses, such as those proposed for the Basement, Lower Ground Floor and Ground Floor, floor levels do not need to be raised above the extreme flood level (Thames tidal breach level), however safe refuge above the extreme flood level is required. The Proposed Development will provide this via internal access to upper floors, which will be above the extreme water level. The proposed 'Amenity Floor' above the Ground Floor will be accessible to all users of the site and therefore fulfil the requirements of a safe refuge. A Flood Warning and Evacuation Plan (FWEP) will be prepared to document the actions to take in the event of a flood.

### **5.4. Safe Access / Egress**

The tidal breach modelling shows the Site to be surrounded by areas modelled as having a greater than 'low' hazard level, with no clear safe access / egress route, with the exception of a small portion of the Battersea Bridge Road immediately adjacent to the Site which is above the flood level. The modelling results however are a synthesised output of multiple breach locations, including a breach of the defences at Battersea Bridge itself.

With the exception of the unlikely event that the Bridge itself fails, safe access / egress can be provided via the raised elevation of Battersea Bridge Road, and onto the bridge across to the far side of the Thames, where it is unlikely that a simultaneous breach has also occurred. Caution should however be taken if the breach location is close on either side of the bridge, as the foundations may have been compromised. In this unlikely scenario, then safe refuge can be found in the upper levels of the Proposed Development.

### **5.5. Flood Warning and Evacuation Plan**

A Flood Warning and Evacuation Plan will be prepared by the Site owner or their appointed Management Company and distributed to all occupants of the Site demonstrating what actions Site users should take before, during and after a flood event to ensure their safety. The plan will include but not be limited to:



- Occupants signing up to receive the Flood Warning Service for the Flood Warning Area 'Tidal Thames from Deptford Creek to Wandsworth Bridge'
- In the event of a breach of the Thames Tidal Defences, Initial safe refuge on the 'Amenity Floor', followed by evacuation via Battersea Bridge Road and over to the far side of the Thames once it has been confirmed that the bridge is safe to cross.

## 5.6. Flood Resistance and Resilience

The lower floors of the Proposed Development will be constructed accounting for flood resilience measures such as the following (to be confirmed during detailed design):

- Use materials with either good drying and cleaning properties, or, sacrificial materials that can easily be replaced post-flood.
- Design access to all spaces to permit drying and cleaning.
- Raising the level of electrical wiring, appliances and utility meters.
- Tank basement and ground floor with water resistant membranes.
- Coat walls with internal cement based renders.

## 5.7. Flood Compensation Storage

The Site is within an area at residual risk of tidal flooding, and therefore there is not usually a requirement from the EA to provide floodplain compensation within the defended floodplain. The Proposed Development is not likely to increase flood levels or disrupt flow routes over and above the existing scenario as the building footprint is not going to be changed significantly. Therefore, no flood compensation storage is proposed.

## 5.8. Flow Routing

Flood routing will not be adversely affected by the development as the building footprint will be predominantly the same as the existing building footprint. Flooding due to breach of tidal defences is largely governed by water level and volume flowing through the breach, and whilst there may be some minor changes to flow path during the initial moments of inundation due to changes in fence alignments etc, this will not affect the overall flood extents and depths on neighbouring areas.

The Site does not contain any surface water (pluvial) flow paths.

## 5.9. Surface Water Management

The NPPF stipulates that all new developments must be "safe, without increasing flood risk elsewhere". The London Borough of Wandsworth's Local Plan (Wandsworth, 2023) requires under LP12 (Water and Flooding – Strategic Policy) that applicants will need to:

- *Demonstrate that a reduction in surface water discharge to greenfield run-off rates will be achieved unless it is clearly demonstrated that this is technically unfeasible.*
- *Where it has been clearly demonstrated that greenfield run-off rates are not technically feasible, at least a 50% attenuation will be required, with an objective of achieving 100% attenuation of the existing (undeveloped) site's surface water runoff at peak times based on the levels existing prior to the commencement of development.*



- *Demonstrate that surface water must be drained to ground water courses or a surface water sewer and not to the foul water sewer.*

A Sustainable Drainage Strategy for the Site will be drafted to ensure the above requirements are met for the development. This will include suitable allowances for future increases in rainfall intensity caused by climate change.

The shallow depth to groundwater, evidence by the ingress of water to the existing car park, indicates that infiltration of surface water is unlikely to be feasible, and therefore the most likely discharge destination for surface water is either direct to the tidal Thames (as acknowledged within the London Plan as an appropriate method of water disposal in certain settings) or via a connection to a surface water sewer and/or combined sewer, following suitable attenuation and treatment via a SuDS train.



## 6. Conclusions and Recommendations

The Site is predominantly in Flood Zone 3, indicating a high probability of fluvial / tidal flooding. However the Flood Map for Planning also shows that the Site benefits from the presence of defences, and therefore the risk is a residual risk of breach of the Thames tidal defences. The EA breach modelling shows that flood levels of up to 5.76mAOD and flood depths of up to 1.63m could be expected in the event of a breach.

The Site is also at risk of flooding due to a catastrophic failure of a water body, such as a reservoir, and is also at risk of groundwater flooding to property situated below ground level. The Site is at low risk of surface water flooding and sewer flooding.

The Site falls within the London Borough of Wandsworth's Area Strategy area 'Wandsworth's Riverside' and therefore is considered to have passed the Sequential Test. The Proposed Development will support the Borough's sustainability appraisal objectives of providing more housing opportunities for Wandsworth residents and providing employment space.

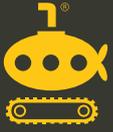
In order to ensure that the Proposed Development will be safe for the lifetime of the development, and does not increase flood risk elsewhere, the following measures have been proposed to manage and mitigate the flood risk:

- Placement of 'More Vulnerable' uses such as Residential accommodation above the ground floor in the proposed building.
- Undertaking a structural survey of the integrity of the existing flood defence prior to construction, and providing ongoing monitoring of the flood defence during construction.
- Ensure that the Thames Tidal Defences will be maintained and raised in accordance with the TE2100 plan (by their riparian owner).
- Provision of a 'refuge area' above the ground floor as a temporary refuge whilst the feasibility of evacuating residents via Battersea Bridge is assessed.
- Preparation of a Flood Warning and Evacuation Plan by the Site owner or their nominated Management Company and distribution to all occupants of the Site.
- Incorporation of flood resilience measures during construction, particularly for the basement and ground floors.
- Preparation of a Sustainable Drainage Strategy for the Site that meets the requirements of the London Borough of Wandsworth Local Plan.



## 7. References

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# Appendix A Report conditions



## Report Conditions

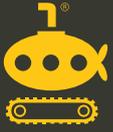
This report has been prepared by Yellow Sub Geo Ltd. (Yellow Sub Geo) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Yellow Sub Geo solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Yellow Sub Geo at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

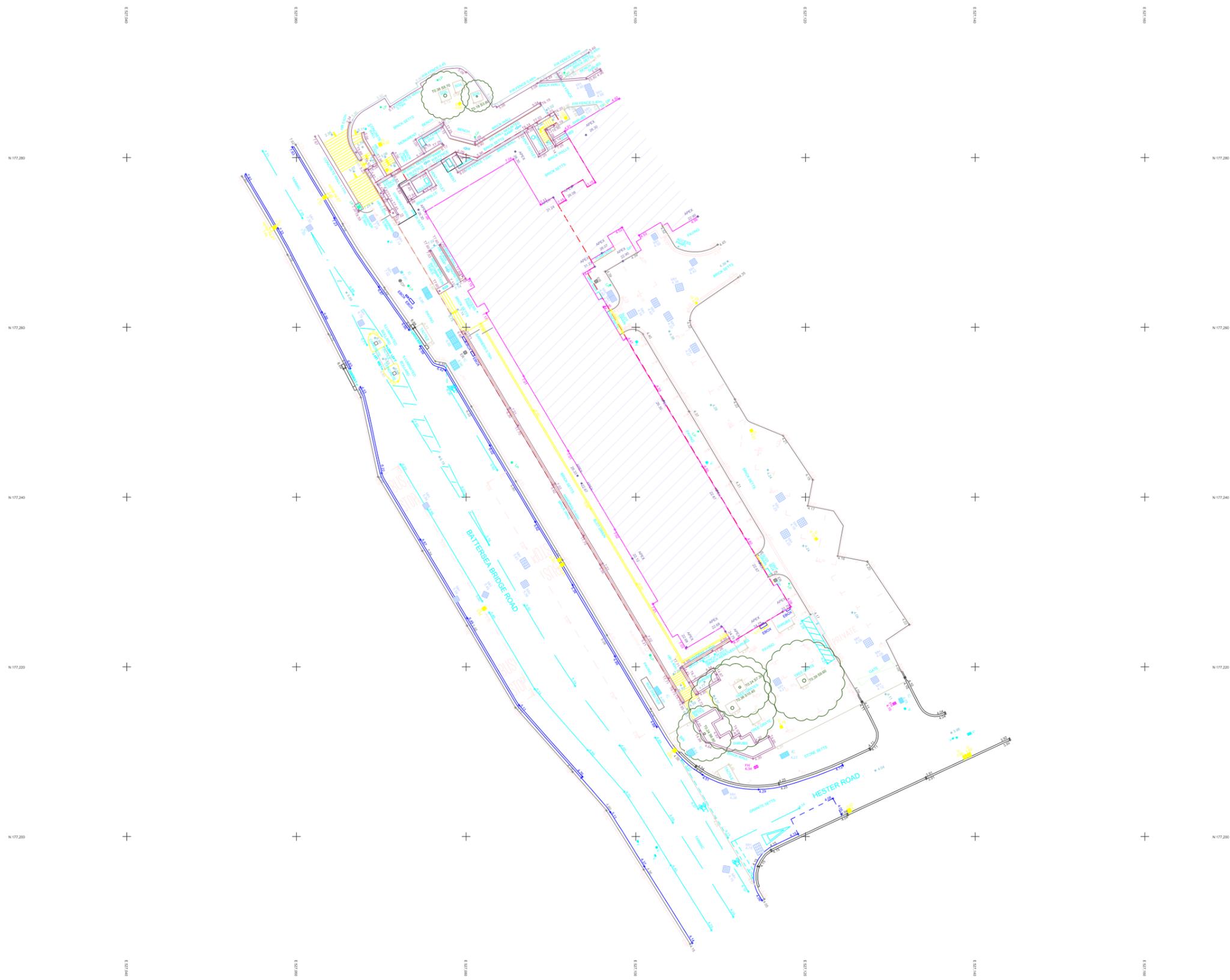
Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Yellow Sub Geo cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Yellow Sub Geo take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Yellow Sub Geo may, by prior written agreement, agree to such release, if it is acknowledged that Yellow Sub Geo accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Yellow Sub Geo accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Yellow Sub Geo except as expressly agreed with Yellow Sub Geo in writing. Yellow Sub Geo reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.

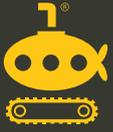


# Appendix B Site Topographic Survey

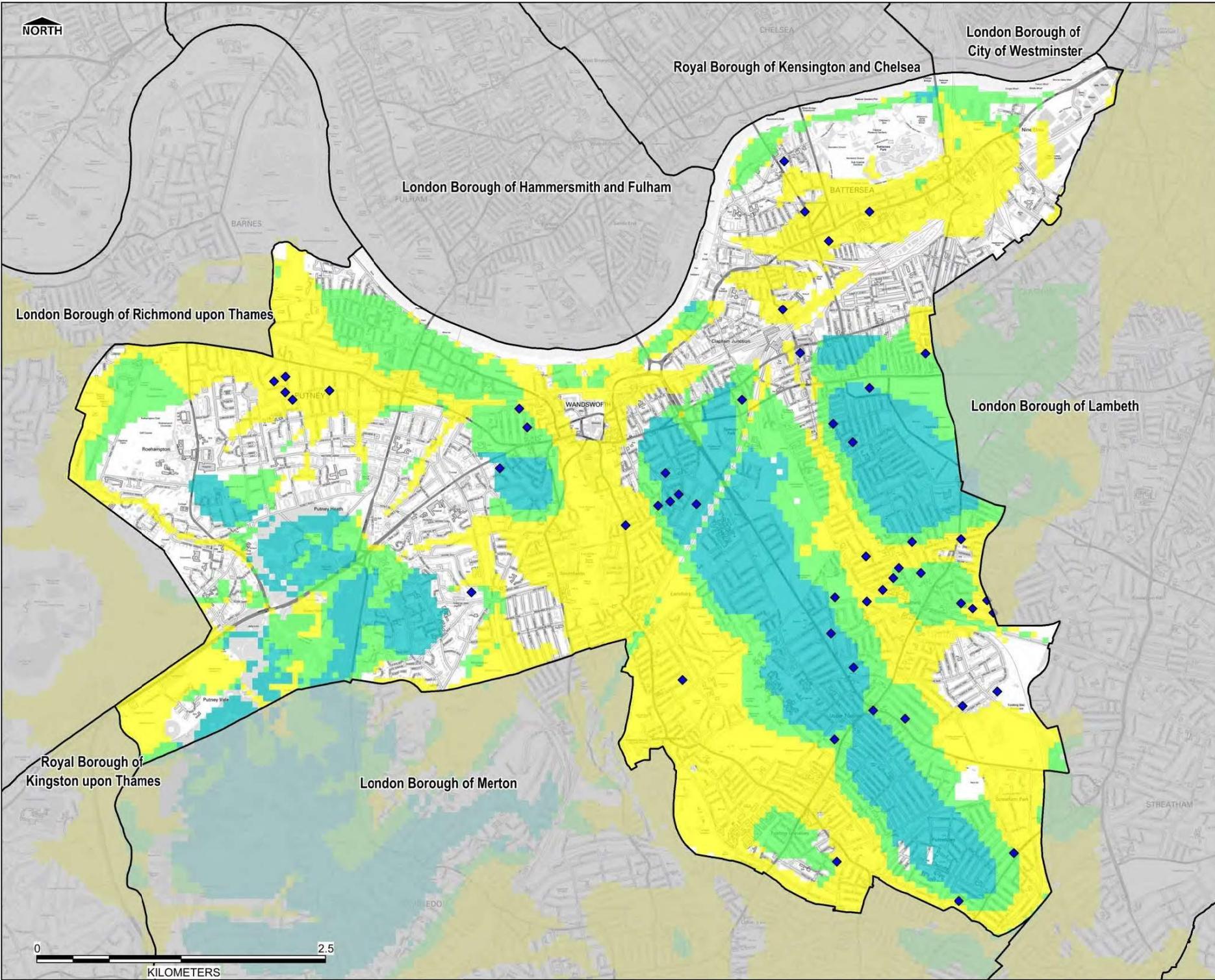


TOPOGRAPHIC SURVEY  
SIMPSONHAUGH

1:500@A3



# Appendix C Susceptibility to Groundwater Flooding



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

**LEGEND**

- Borough Boundary
- Groundwater Flooding Record (Council)
- BGS Susceptibility to Groundwater Flooding
  - Limited potential for groundwater flooding to occur
  - Potential for groundwater flooding of property situated below ground level
  - Potential for groundwater flooding to occur at surface

**Notes**  
Groundwater flooding (defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded) is increasingly being recognised as a hazard. However, until the late winter of 2000/2001 it had received little attention from the research community in the UK. Local knowledge of historic groundwater flooding events had generally been the only guide to an area's susceptibility to flooding. Unfortunately, local knowledge is patchy and can be unreliable and often groundwater flooding is not recognised as a distinct event, being masked by surface water floods. In response to the need for more information on groundwater flooding, BGS has produced the first national dataset on the susceptibility of groundwater flooding, covering England, Wales and Scotland.

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The confidence dataset will help in this assessment. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

This map is intended to provide a strategic overview of susceptibility to groundwater flooding and should not be used to assess flood risk for individual properties.

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Corona BGS Data ©BGS 2020. All rights reserved

Revision Details	By	Check	Date	Status

Purpose of Issue: **DRAFT**

Client:

Project Title: **WANDSWORTH LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT**

Drawing Title: **BGS SUSCEPTIBILITY TO GROUNDWATER FLOODING WANDSWORTH**

Drawn	Checked	Approved	Date
HB	SL	EC	02/20
Internal Project No.	Scale at A3		
60620167	1:30000		

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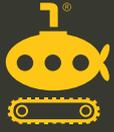
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Melvin  
Alcon Link  
Barnetgate  
RG21 7PP  
T +44 (0) 1296 310 200  
www.aecom.com



Drawing Number: **FIGURE 9**      Rev: **1**

leu.aecomnet.com/EMIA/UK/KBAS1/Uobs/PR-441594 - Wandsworth & Merton SFRA update/900\_CAD\_GIS/920\_GIS





# Appendix D Thames Water Asset Location Plan

# Asset location search



## Property Searches

Yellow Sub Geo  
Flat 2, Alexandra Mews, 150 Alexandra Mews

SOUTHAMPTON  
SO15 5TY

**Search address supplied**      The Glassmill  
1  
Battersea Bridge Road  
London  
SW11 3BZ

**Your reference**                      P21383

**Our reference**                        ALS/ALS Standard/2022\_4612017

**Search date**                            22 March 2022

### Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0800 009 4540

**Search address supplied:** The Glassmill, 1, Battersea Bridge Road, London, SW11 3BZ

Dear Sir / Madam

**An Asset Location Search is recommended when undertaking a site development.** It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

## Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

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

Email: [searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)

Web: [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)

## Waste Water Services

**Please provide a copy extract from the public sewer map.**

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Clean Water Services

**Please provide a copy extract from the public water main map.**

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

# Asset location search



## Property Searches

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

### **Payment for this Search**

A charge will be added to your suppliers account.

## Further contacts:

### Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

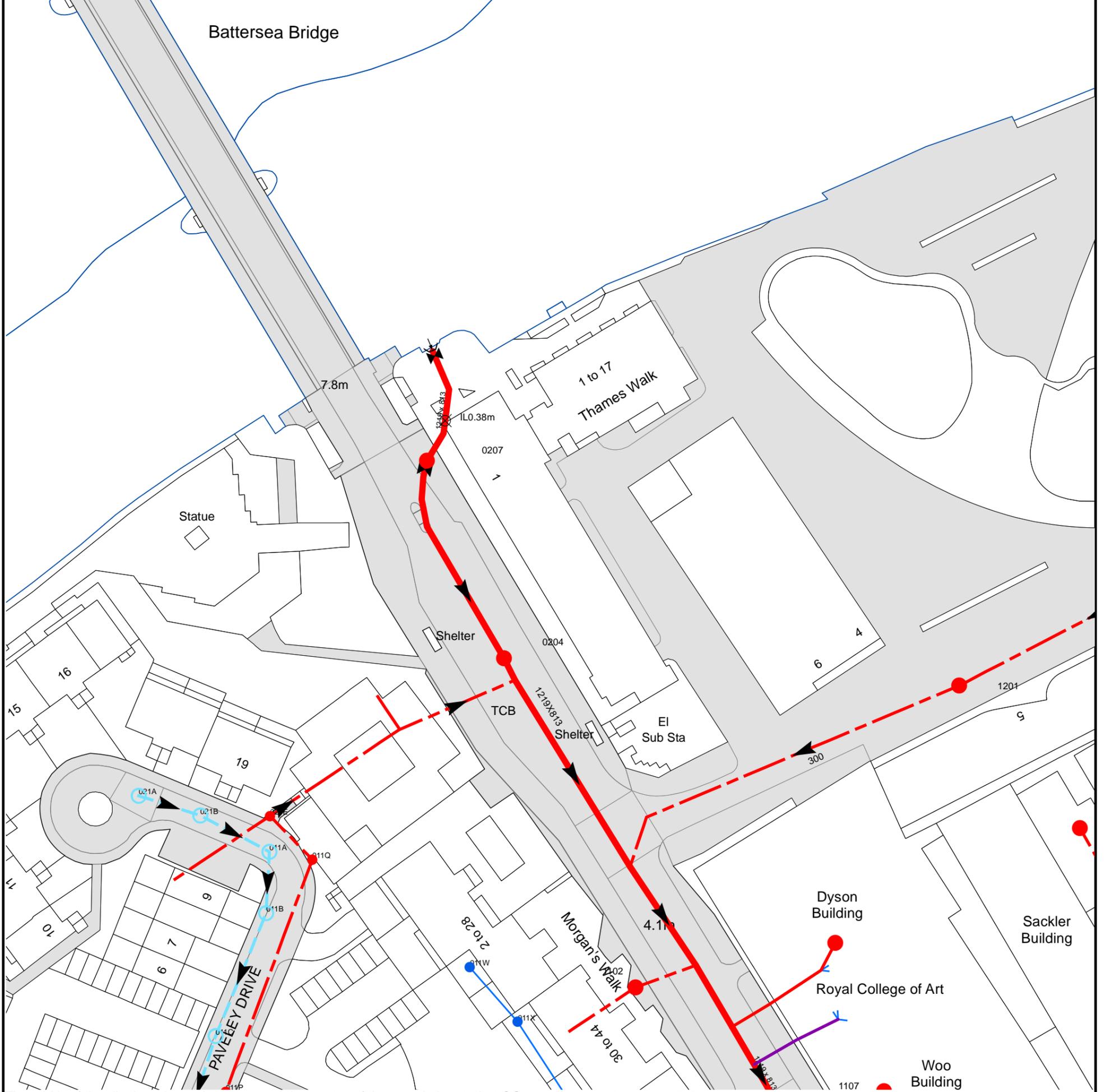
Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### Clean Water queries

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

Developer Services (Clean Water)  
Thames Water  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

Tel: 0800 009 3921  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 527095,177252

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

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0207	7.02	.39
011W	n/a	n/a
0204	5.55	.36
011X	n/a	n/a
1102	n/a	n/a
11BG	n/a	n/a
11BD	n/a	n/a
1201	4.04	1.02
1202	3.74	1.3
011C	n/a	n/a
011B	n/a	n/a
011Q	n/a	n/a
011A	n/a	n/a
021E	n/a	n/a
021B	n/a	n/a
021A	n/a	n/a

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.



# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

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

## Other Sewer Types (Not operated and maintained by Thames Water)

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  Ownership of this drainage network is currently unknown

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

## 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
-  Meter
-  Dam Chase
-  Vent
-  Fitting

## Operational Controls

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

-  Ancillary
-  Drop Pipe
-  Control Valve
-  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.

-  Inlet
-  Outfall
-  Undefined End

## Other Symbols

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

-  Change of Characteristic Indicator
-  Public / Private Pumping Station
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

## Ducts or Crossings

-  Casement
  -  Conduit Bridge
  -  Subway
  -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.





# Asset Location Search - Water Key

## Water Pipes (Operated & Maintained by Thames Water)

-  **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **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.
-  **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

## Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

## Hydrants

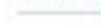
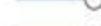
-  Single Hydrant

## Meters

-  Meter

## End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply

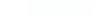
## Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

## Other Symbols

-  Data Logger
-  **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

## Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

## Ways to pay your bill

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

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