



Great Brighams Mead,
Vastern Road, Reading
RG1 8DJ

UTILITY SERVICES STATEMENT

*Construction of a two-storey roof (third and fourth floor)
extension to accommodate 100 aparthotel rooms (Use Class C1)
with associated parking, cycle stores and bin stores*

June 2022

INTRODUCTION

1. This statement has been prepared on behalf of Kings Oak Miami LLP (the Applicant) in support of their Planning Application submitted for Great Brighams Mead, Reading 8DJ RG1, which seeks to create a third-floor and fourth-floor extension to provide 100 serviced apartments (Use Class C1).
2. The proposed development is located in central Reading above an existing building, formerly used as offices but in the process of conversion to residential use.
3. The report is a compiles responses from the Utility Company record plans. These are obtained via applications to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report.
4. Based on the responses, it envisaged that the proposals will not result in undue stress on the delivery of those services to the wider community.

SITE CONTEXT

5. The application site is located to the north of Reading town centre and south of the River Thames and fronts onto the Caversham Road/Vastern Road roundabout.
6. The site comprises a three-storey office building called Great Brighams Mead with a part brick façade, a hipped roof.

7. Great Brighams Mead is located centrally with respect to the site boundary and has an access route circulating the building providing access to parking and accommodating servicing and deliveries.
8. The site is a fully serviced site, and as such utility services are present in the highways surrounding the site.

PROPOSALS

9. Description of development

10. The description of the development is as follows: *“Construction of a two-storey roof (third and fourth floor) extension to accommodate 100 aparthotel rooms (Use Class C1) with associated parking, cycle stores and bin stores.”*

11. Summary

12. The application proposal seeks full planning permission for the construction two additional storeys to form a third and fourth floor to accommodate 100 serviced apartments above the approved residential flats at ground, first and second floors.
13. The proposed development will replace a previously serviced site in Reading town centre and as such utility services are present in the highway surrounding the site.
14. The proposed development would comprise a mix of apartment sizes including 64x 1-beds and 36x 2-beds (62 rooms on the 3rd floor plus 38 rooms within the 4th floor roof space), with associated car and cycle parking and bin storage provided at ground floor level.

15. Access to the proposed hotel units would be from separate access at the ground floor level and dedicated lift access would serve the top two floors to prevent mixing of residential occupiers and hotel visitors.

16. Vehicle and pedestrian access will remain as existing from Vastern Road.

17. Parking will be reconfigured to ensure sufficient bays are retained for the prospective residential occupiers and the proposed hotel use.

ASSESSMENT

18. Utility services covered in this report include:

- Electricity
- Natural gas
- Telecoms
- Water
- Drainage

19. The report compiles responses from the Utility Company record plans. These are obtained via applications to the Utility Companies following a geographic search to determine which Companies are in a given area. The data is provided by the Utility Companies in a variety of formats including faxed plans, pdf files, digital drawing files and paper drawings. They are all converted to pdf files for inclusion in the report. The responses are attached at Appendix A.

20. Electricity

Electrical services will be derived from the local utility infrastructure to serve the new development (subject to new electrical supply application). Southern Electric Power Distribution plc confirmed that the site is served by existing infrastructure.

Natural Gas

21. The existing gas service would be provided from the local utility infrastructure to serve the new development (subject to new gas supply application). The gas service will enter the development through the existing route.
22. The development avoids natural gas for heating/hot water, aligning with the national requirement to eliminate gas boilers by 2025.

Telecoms

23. Broadband communications to the site are provided via connection to the buried Telecommunication infrastructure runs along Vastern Road.
24. Virgin Media and Vodafone has apparatus in the vicinity of the application site. The provided plans identify the approximate position of the apparatus.

Water

25. Thames Water are the provider and have existing infrastructure serving the site. The water service will enter the development from the existing route.
26. Through the implementation of water-efficient fittings and appliances, wastewater will also be reduced.
27. A target of 110L/person/day has been proposed, which includes 5L/person/day for external water use.

Drainage

28. Drainage searches confirm the existing site is connected to public sewers for foul water and surface water.
29. The proposed drainage strategy will maintain the existing arrangement within the development site for the collection and disposal of foul water and surface water.

ELECTRICITY

Our Ref: 23358716 Your Ref: SF30623173000 and SF30623161000

Thursday, 23 September 2021

Zoe Fillingham
42 Kings Hill Avenue Kings Hill
West Malling
Kent
ME19 4AJ

Dear Zoe Fillingham

SSEN Distribution - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com

Your Ref: **30623167000 EP/ST/M-00940749/03**
Our Ref: **PSUS-1835784.1**
Date: 24 Sep 2021

SHOOSMITHS SOUTHERN
482 MIDSUMMER BOULEVARD

MILTON KEYNES

MK9 3BN

[PSUS-1835784.1]



Plant Protection
Cadent Gas
Block 1
Brick Kiln Street
Hinckley
LE10 0NA

Telephone 0800 688588*
Email: plantprotection@nationalgrid.com

Electricity Emergency Number:
0800 40 40 90*
National Gas Emergency Number:
0800 111 999*

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

F.A.O. Daniela Porco

Dear Sirs,

Re: LAND AT: 471368, 174223, BRIGHAM ROAD, READING.

Thank you for your enquiry dated 23 Sep 2021. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to National Grid Gas plc. high pressure transmission infrastructure and National Grid Electricity Transmission plc. apparatus.

Based on the information you have provided we have concluded that National Grid Gas plc. and National Grid Electricity Transmission plc. infrastructure **is not Affected**. Therefore, the land which is subject of this enquiry is not subject to the provisions of an Easement or Wayleave agreement with regard to National Grid Gas plc. or National Grid Electricity Transmission plc's apparatus. However, there may still be rights reserved for apparatus granted to other utility companies. There may also be rights reserved for apparatus granted to other utility companies within the area of interest.

There are no plans attached to this response as there are no National Grid Transmission assets at this location.*

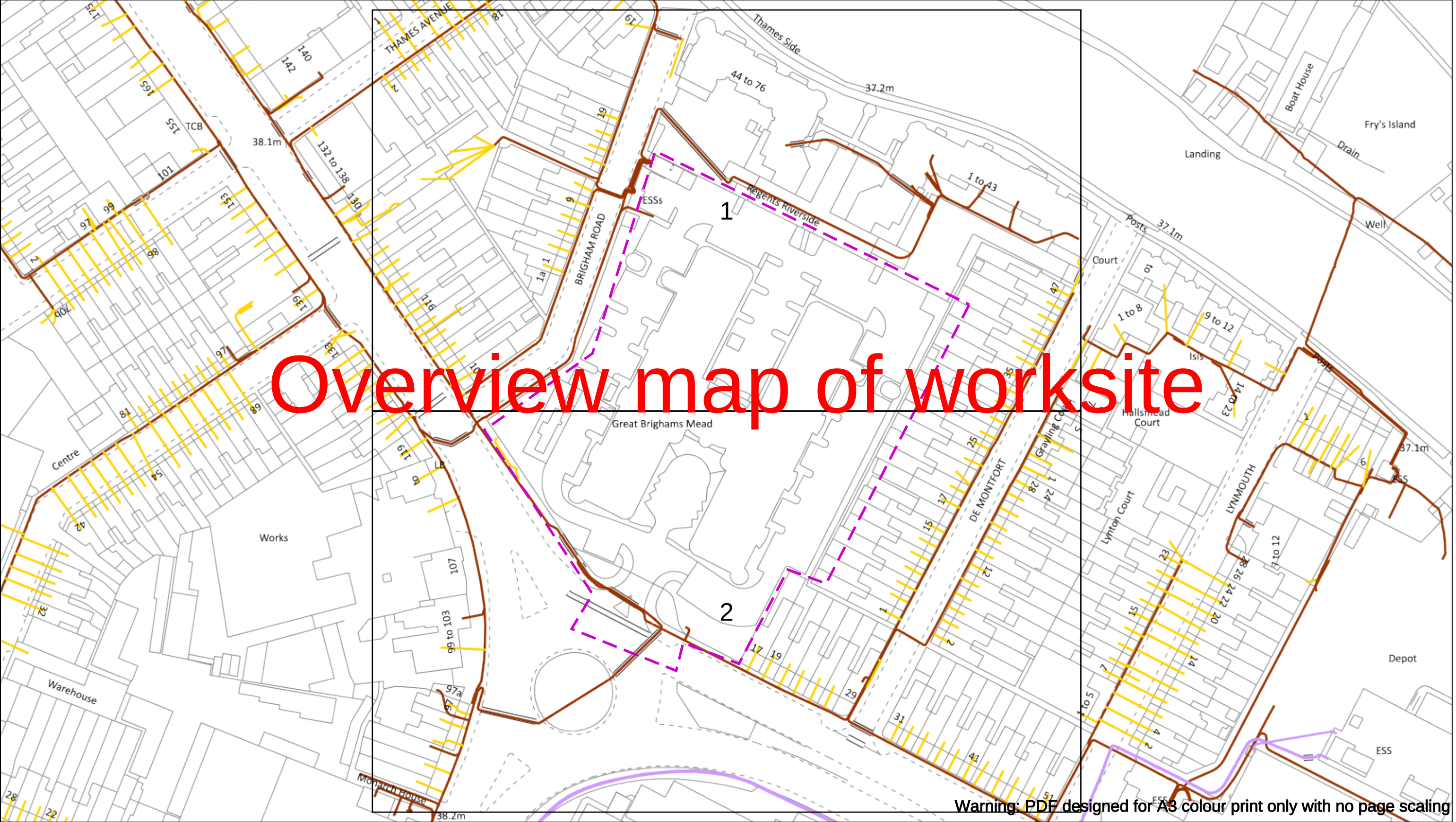
IMPORTANT NOTE: This response is for the National Grid Gas plc. Transmission and National Grid Electricity Transmission plc. networks ONLY. You SHOULD also obtain information of local gas and electricity distribution networks or any other transmission networks operating in the area. Please refer to www.utilitysearch.com

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our National Grid Plant Protection team in advance of any work at the following address:

Plant Protection
Cadent Gas, Block 1
Brick Kiln Street
Hinckley LE10 0NA
0800 688 588
plantprotection@nationalgrid.com

*Where there are no assets in the vicinity of the area, base plans are not available due to Ordnance survey license.

Overview map of worksite



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

Date Requested: 23/09/2021
Job Reference: 23358716
Site Location: 471372 174228
Requested by:
Miss Zoe Fillingham
Your Scheme/Reference:
SF30623173000 and
SF30623161000

Scale: 1:1025 (When plotted at A3)

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Dig Sites Area: Line:

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

Scottish & Southern Electricity Networks

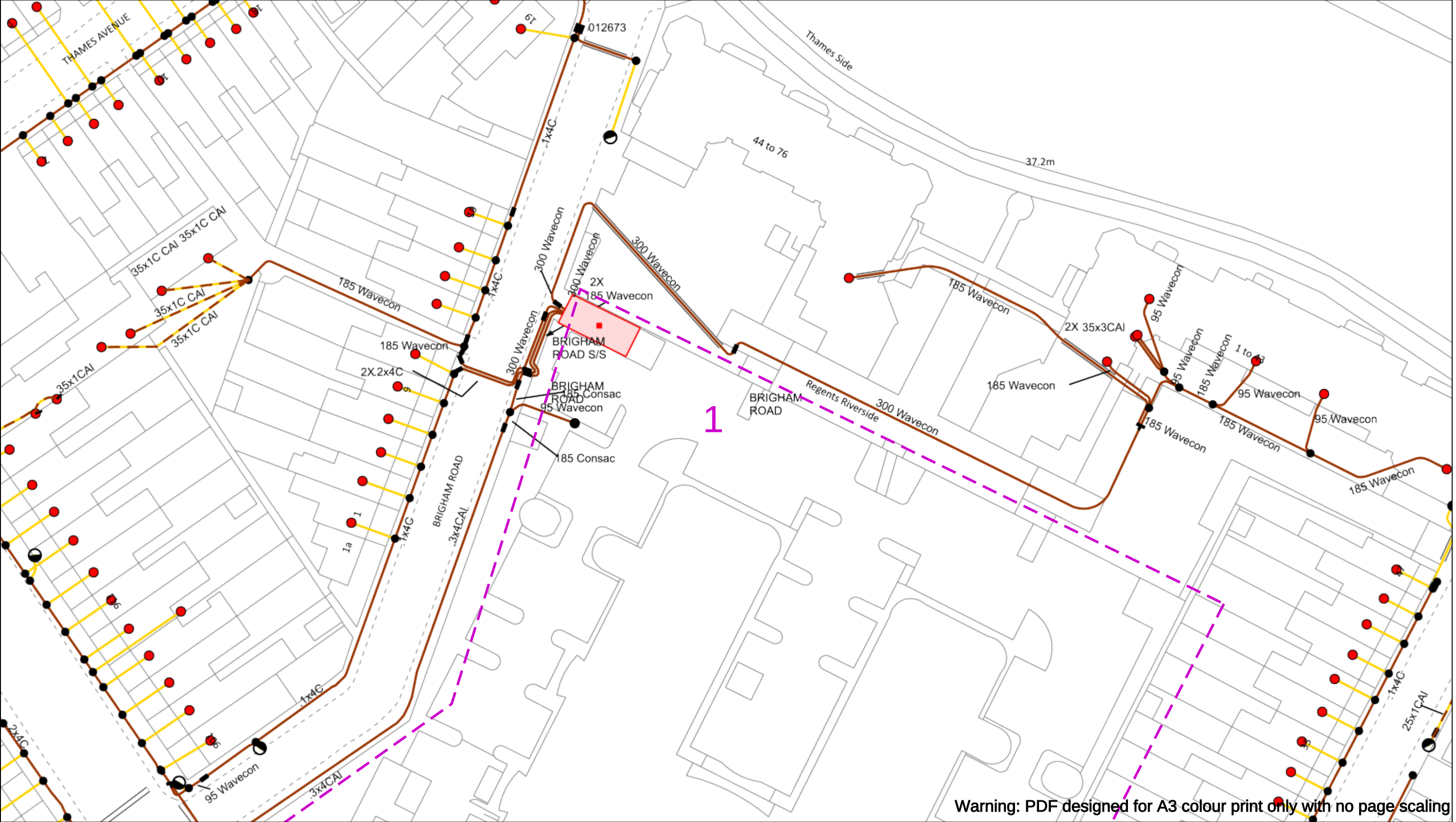
Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



050m

Dig Sites

Area:

Line:

Date Requested: 23/09/2021

Job Reference: 23358716

Site Location: 471372 174228

Requested by:
Miss Zoe Fillingham

Your Scheme/Reference:
SF30623173000 and SF30623161000

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:

General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:

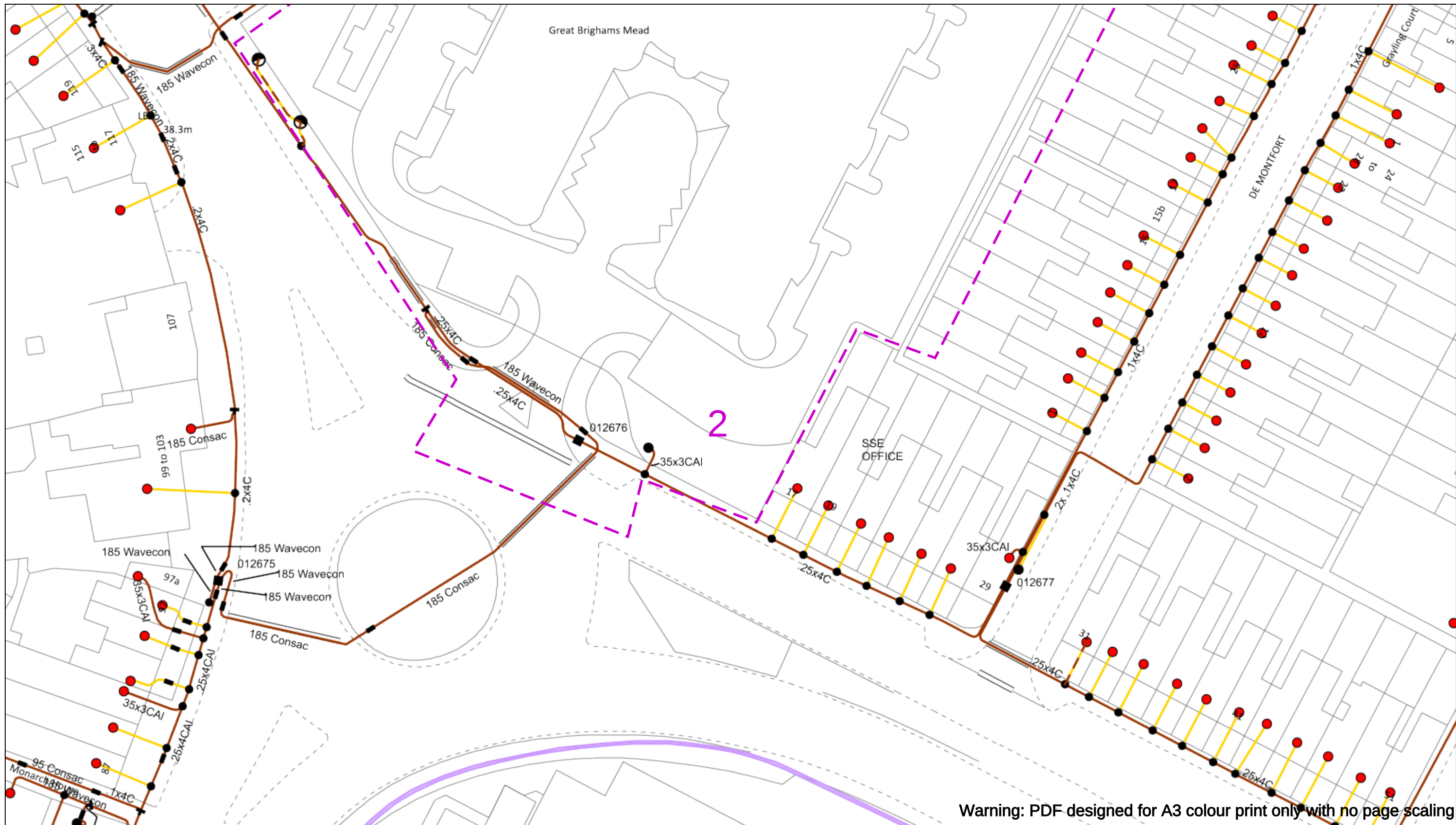
Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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



Dig Sites Area:  Line: 



Date Requested: 23/09/2021	
Job Reference: 23358716	
Site Location: 471372 174228	
Requested by: Miss Zoe Fillingham	
Your Scheme/Reference: SF30623173000 and SF30623161000	

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

Voltages (V)				
LV (Low Voltage) and Services		Up to 1,000V		
HV (High Voltage)		Over 1,000V to 11,000V		
EHV (Extra High Voltage)		22,000V to 132,000V		
Transmission		275,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.6m
Road Crossing	0.6m	0.6m	0.75m	0.6m
Agricultural	1m	1m	1m	1m

Legend	
	Service Cable
	LV Mains
	2 – 3.3kV
	6.6kV
	11kV
	22kV
	33kV
	66kV
	132kV
	275kV
	400kV
	Fibre Optic
	Pilot Cable

Distribution Structures [Electric]

	Pole, Existing Location
	Pole Structure, Existing Location - Single
	Pole Structure, Existing Location - H
	Duct Route
	Cross Section Route

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
 01256 337 294

Scale: 1:500 (When plotted at A3)

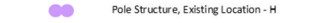
BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.

[illegible]

Dig Sites Area: Line: Extra High Voltage cables in vicinity



Site Location: 471372 174228 Requested by: Miss Zoe Fillingham Your Scheme/Reference: SF30623173000 and SF30623161000 Scale: 1:1025 (When plotted at A3)	There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)	LV (Low Voltage) and Services Up to 1,000V HV (High Voltage) Over 1,000V to 11,000V EHV (Extra High Voltage) 22,000V to 132,000V Transmission 275,000V and 400,000V NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID <table> <tr> <th>Services</th><th>LV</th><th>HV</th><th>EHV</th></tr> <tr> <td>Footpath/Unmade</td><td>0.45m</td><td>0.45m</td><td>0.6m</td><td>0.8m</td></tr> <tr> <td>Road Crossing</td><td>0.6m</td><td>0.6m</td><td>0.75m</td><td>0.9m</td></tr> <tr> <td>Agricultural</td><td>1m</td><td>1m</td><td>1m</td><td>1.1m</td></tr> </table>	Services	LV	HV	EHV	Footpath/Unmade	0.45m	0.45m	0.6m	0.8m	Road Crossing	0.6m	0.6m	0.75m	0.9m	Agricultural	1m	1m	1m	1.1m	 LV Mains 2 – 3.3kV 6.6kV 11kV 22kV 33kV 66kV 132kV 275kV 400kV Fibre Optic Pilot Cable  Pole Structure, Existing Location - Single Pole Structure, Existing Location - H Duct Route Cross Section Route	Southern Electric Power Distribution plc Registered Office: No.1 Forbury Place 43 Forbury Road Reading RG1 3JH Registered in England & Wales No.04094290 If you're unsure & need to seek advice before commencing excavations please contact: General Enquiries: 0800 048 3516 Subject to revision – Master held by SSEN Asset Data Team: Asset.Data@sse.com 01256 337 294
Services	LV	HV	EHV																				
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m																			
Road Crossing	0.6m	0.6m	0.75m	0.9m																			
Agricultural	1m	1m	1m	1.1m																			

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.6m
Road Crossing	0.6m	0.6m	0.75m	0.75m
Agricultural	1m	1m	1m	1m

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cab
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

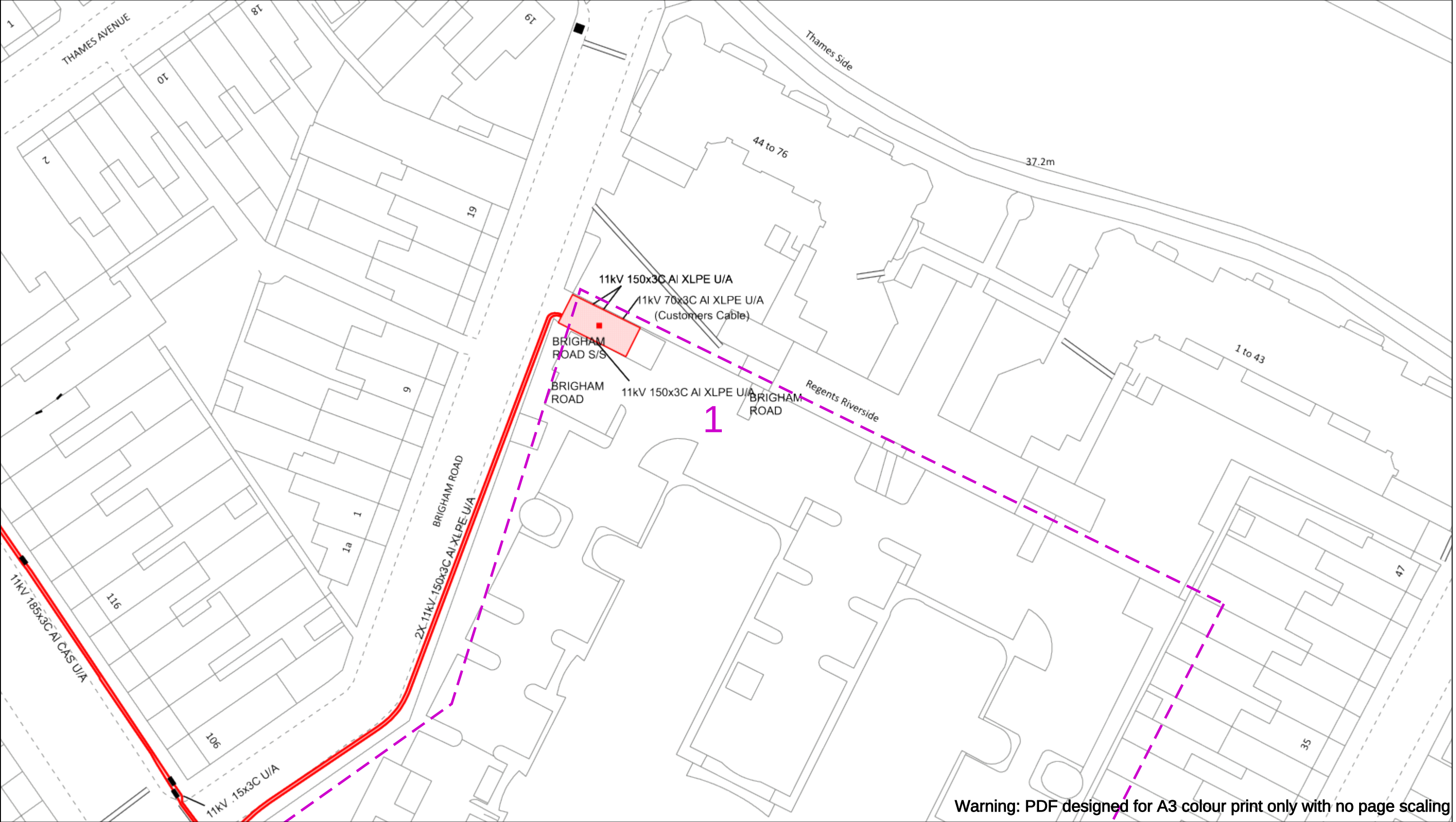
-  Pole, Existing Location
-  Pole Structure, Existing Location - Single
-  Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered in England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.
 This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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

050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 23/09/2021

Job Reference: 23358716

Site Location: 471372 174228

Requested by:
Miss Zoe Fillingham
Your Scheme/Reference:
SF30623173000 and SF30623161000

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:

General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:

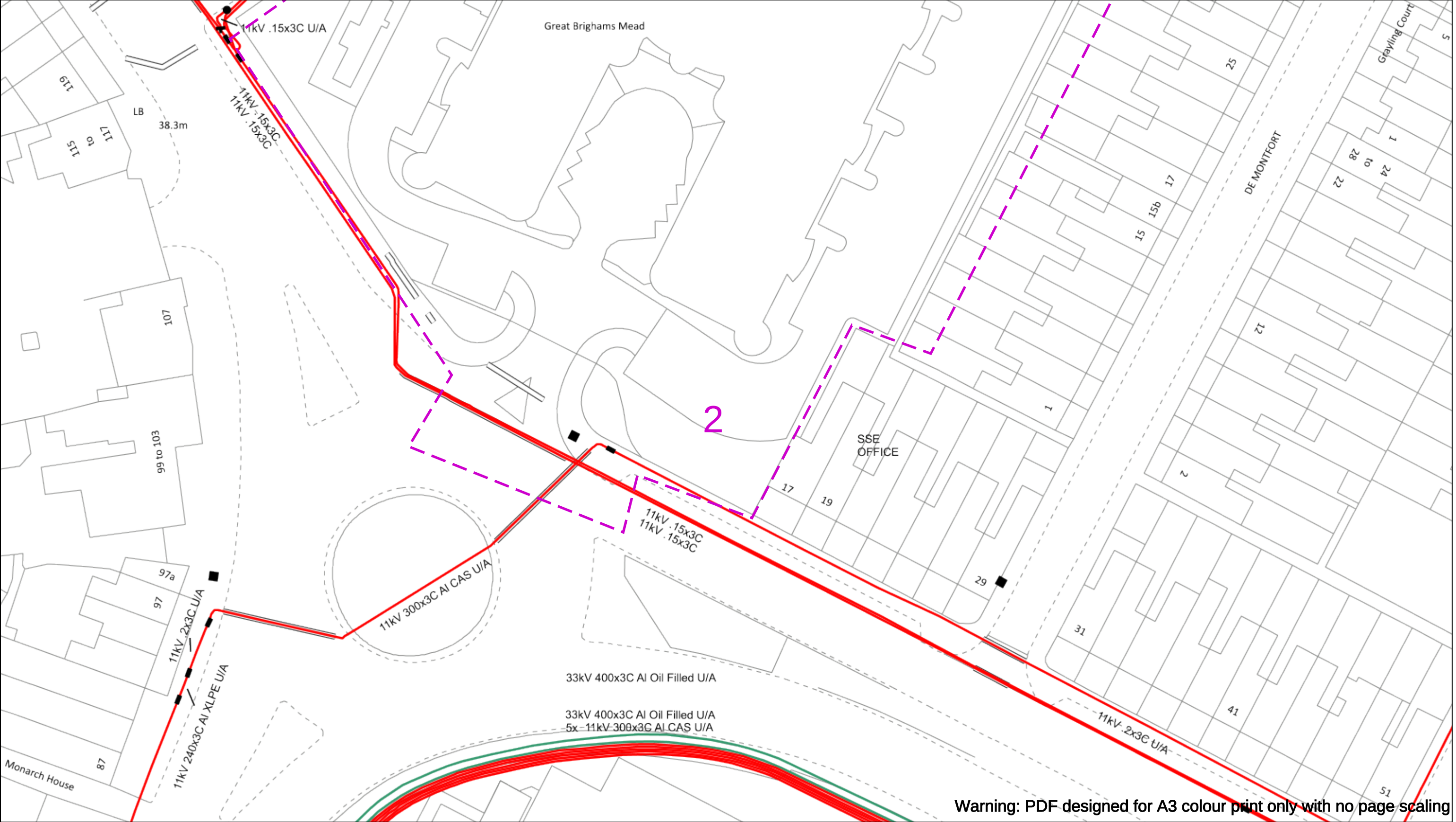
Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF THE STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



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

050m

Dig Sites

Area:

Line:

Extra High Voltage cables in vicinity

Date Requested: 23/09/2021

Job Reference: 23358716

Site Location: 471372 174228

Requested by:
Miss Zoe Fillingham

Your Scheme/Reference:
SF30623173000 and SF30623161000

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

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

Voltages (V)

LV (Low Voltage) and Services Up to 1,000V

HV (High Voltage) Over 1,000V to 11,000V

EHV (Extra High Voltage) 22,000V to 132,000V

Transmission 275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Service Cable

LV Mains

2 – 33kV

66kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures (Electric)

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:

General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:

Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.

GUIDE TO INTERPRETING MAINS RECORDS PLAN



INTRODUCTION

The Health & Safety Executive have produced a document entitled 'Avoiding danger from underground services'. Copies are available from HMSO's accredited agents and good booksellers, Ref HS(G)47, ISBN 0118854925.

WHEN WORKING IN THE VICINITY OF ELECTRICITY CABLES AND OVERHEAD LINES PLEASE FOLLOW THE DO'S & DON'T'S LISTED BELOW.

DO'S

- Do** Make sure that you have plans of the cables in the area before any excavation work starts. Remember that some cables such as service cables may not be shown on the plans. Cables owned by other companies are not shown, e.g. local authorities, Department of the Environment, National Grid Co. etc.
- Do** Make sure that you understand the plans that have been supplied to you. For detailed explanation of the symbols used by Scottish & Southern Electricity Networks Distribution (SSEN Distribution) refer to this guide & the key shown on the plan
- Do** Use a cable avoidance tool (CAT) to determine the position of the existing cables in the work area. The positions should be clearly marked, and further tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- Do** Hand dig trial holes over the indicated route of the cable, excavate alongside.
- Do** Ask for a cable to be made dead if it is buried in concrete. Please note that this is likely to be a costly process.
- Do** Watch for signs of cables as work progresses, such as marker tapes or cable covers which may be exposed.
- Do** Backfill carefully using stone free soil around cables, replacing marker tapes and covers.

- Do** Ensure that there is maximum clearance above all cable & joints.
- Do** Notify SSEN Distribution immediately should accidental damage to cables occur however large or small. Arrange to keep people well clear of the cable that has been damaged. Do not backfill an area where cable damage has occurred.

DON'T'S

- Don't** Operate a bulldozer, scraper, dragline or excavator unless you are satisfied that there are no buried cables or overhead lines in the working area.
- Don't** Use picks, forks or pointed instruments in soft clay or soil where cables are present, exercise extreme caution where such instruments are used to free lumps of stone or to break up firmly compacted ground.
- Don't** Use exposed cables as a convenient step or handhold.
- Don't** Handle or attempt to alter the position of any cable.

REMEMBER THAT A DAMAGED CABLE MAY CAUSE EXTENSIVE LOSS OF SUPPLIES, MAKE EXPENSIVE REPAIRS NECESSARY AND CAUSE SERIOUS OR EVEN FATAL INJURY.

IF IN DOUBT ASK SSEN DISTRIBUTION

1. Overhead Line – These can be either High Voltage or Low Voltage, colour denotes voltage.
2. Poles.
3. Pole Mounted Transformer.

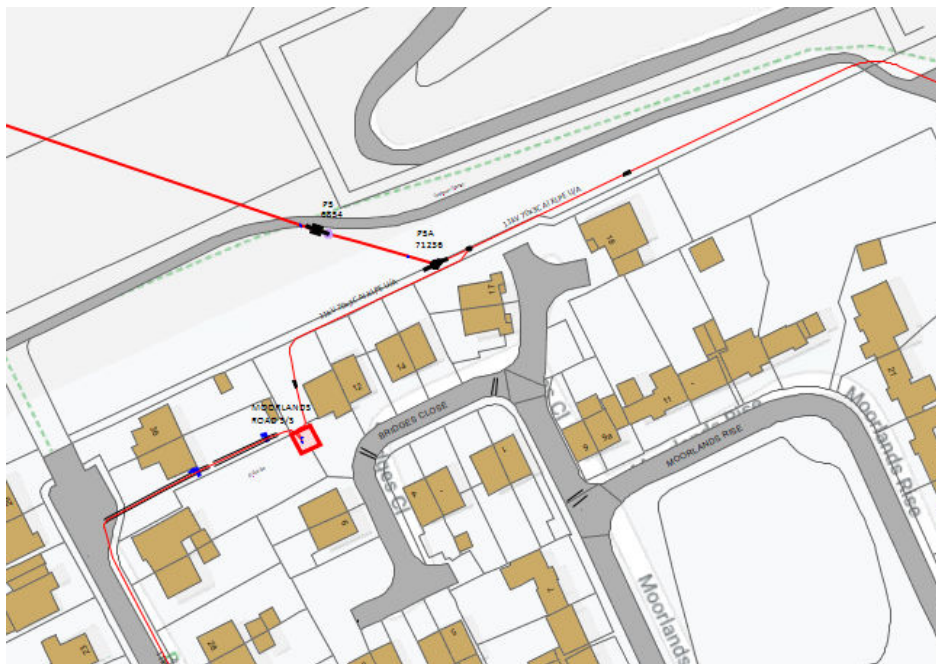
B. Typical example of Low Voltage cable records:



1. Sub Station
2. Low Voltage Underground cable.
3. Link Boxes: This is a box with a manhole cover marked as belonging to SSEN Distribution containing links. Either two or four cables will lead away from a link box.
4. Straight Joint: This is where two separate cables are joined together.
5. Breech Joint: This is where another cable is attached to the main.
6. Pot End: This is the end of the cable. In certain circumstances service cables to properties can be taken from the pot end. These services may not be shown on the plans.
7. Road crossing duct where a cable is routed under a path or road.
8. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
9. Overhead line.
10. Street Lamps.

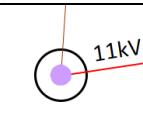
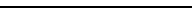
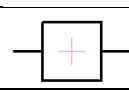
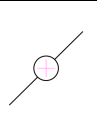
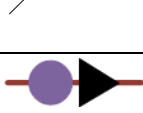
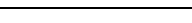
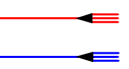
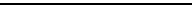
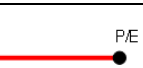
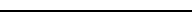
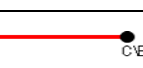
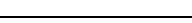
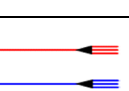
11. Services to properties: The service cable to an individual property are not always shown on the mains records that SSEN Distribution supply.
In some cases, a service can be looped from an adjacent property.

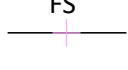
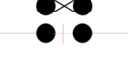
C) Typical example of High Voltage cable record.



1. Sub Station
2. High Voltage Underground cable – Colour denotes voltage.
3. Straight Joint: This is where two separate cables are joined together.
4. Breech Joint: This is where another cable is attached to the main.
5. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
6. Overhead Switch.

SSEN DISTRIBUTION ELECTRIC SYMBOLS

Service cable		Single Poles	
LV Mains		H Poles	
LV Mains and Services (Split Phase)		3 Poles	
2-3.3kV		Tower	
6.6kV		Pole Mounted Transformer	
11kV		Circuit Breaker	
22kV		Switch Disconnector/ OH Air Break	
33kV		Pole Box	
66kV		Straight Joint	
132kV		Mains Breech Joint (Tee)	
Fibre Optic		Service Breech Joint	
Pilot Cable		Trifurcating Joint	
Assumed Route		Pot End	
Out of Service		Capped End	
Ducting		Sealing End	

Service Connector Joint		Surge Diverters	
Overhead Connector		Pillar	
Wall Box Joint		Substation	
Flying Stay		Non Electrical Item	
Stay		Street Furniture	
PME Earth		LV Link Box	
Neutral Earth		LV Supply Point	
Pit		ASLs	
Other Network		Embedded Network	

Watch it!

Safety advice brought to you by

Scottish and Southern Electricity Networks Distribution (SSEN Distribution)

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger may arise unless:

- ♦ it is **unreasonable** in all circumstances for it to be dead; and
- ♦ it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- ♦ suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult SSEN Distribution immediately. Tel. 0800 0727282 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or asset.data@sse.com.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by SSEN Distribution. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in SSEN Distributions' networks, damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ✓ **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ✓ **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ✓ **do** ask for a cable to be made dead if it is buried in concrete.

- ✓ **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ✓ **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ✓ **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ✓ **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ✓ **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ✓ **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ✓ **don't** use exposed cables as a convenient step or handhold.
- ✓ **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ✓ **do** carefully note the position of all overhead lines before commencing work.
- ✓ **do** co-operate with us during planning and sitework stages.
- ✓ **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ✓ **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ✓ **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.

- ✓ **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ✓ **do** warn others to keep well clear.
- ✓ **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ✓ **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ✓ **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ✓ **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ✓ **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ✓ **don't** approach or touch any broken or fallen overhead lines.

Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460 (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having its Registered Office at No.1 Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group www.ssen.co.uk

NATURAL GAS

Our Ref: 23358716 Your Ref: SF30623173000 and SF30623161000

Thursday, 23 September 2021

Zoe Fillingham
42 Kings Hill Avenue Kings Hill
West Malling
Kent
ME19 4AJ

Dear Zoe Fillingham

Thank you for your enquiry dated Thursday, 23 September 2021

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

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

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

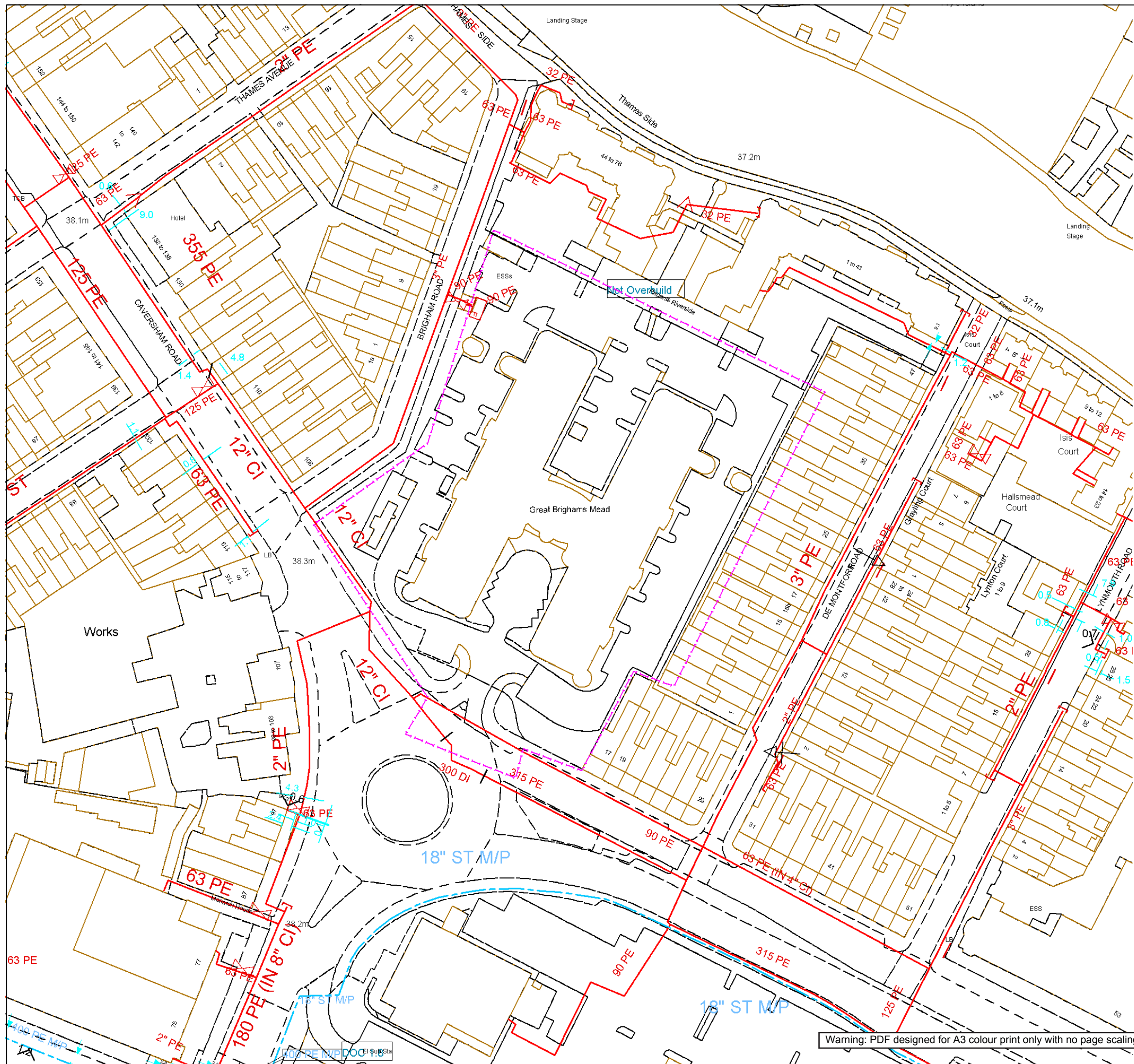
It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that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

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

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on [sgn.co.uk](https://www.sgn.co.uk)
Tel: 0800 912 1722

Map Symbols

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





Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 23/09/2021
Job Reference: 23358716
Site Location: 471370 174221
Requested by:
Miss Zoe Fillingham
Your Scheme/Reference:
SF30623173000 and SF30623161000
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs



SSSIs

Some Examples Of Plant Items

Valve



Syphon



Depth of Cover



Diameter Change



Material Change



Digsite: Line:  Area: 



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Safety Advice - Valves



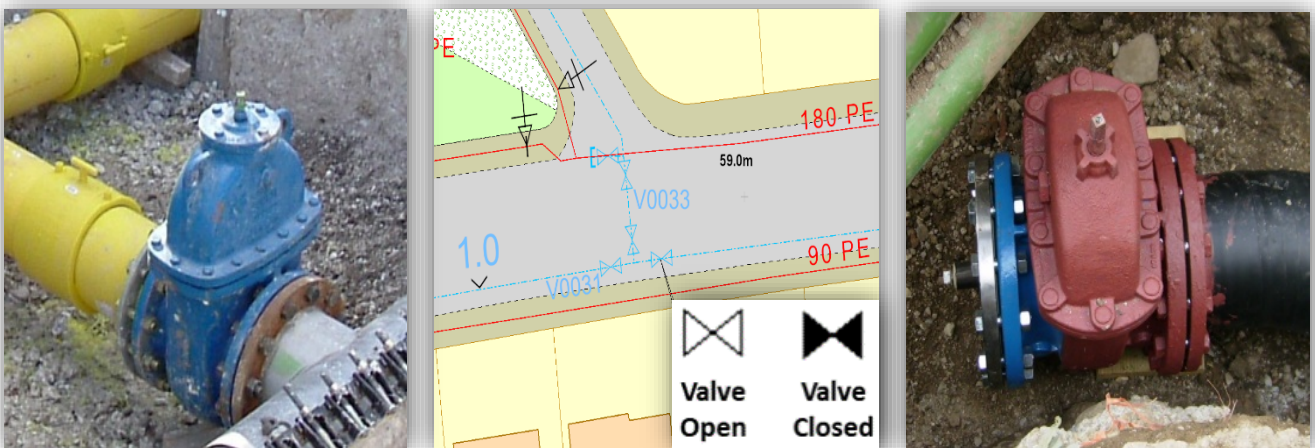
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

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

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

TELECOMS

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

New Roads and Street Works Act 1991
C2 Plant Enquiry re: Highway Land only – Plant Affected

Vodafone have apparatus in the vicinity of your proposed scheme. We have enclosed plans showing the approximate position of the apparatus, please note the disclaimer on the plans.

A copy of the current special requirements guidance process OSM.060, relating to the protection of external network apparatus when working in its vicinity, is available upon request.

Diversions may be necessary if the existing line of the highway / railway or its levels are altered, where apparatus is affected.

Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to C3requests@vodafone.com. These estimates should be provided normally within 20 working days from receipt of your request.

Please note: If your enquiry relates to works affecting rail transport authority land, we have assumed that only apparatus in the highway may be affected. Please resubmit your enquiry clearly stating that the works affect railway, in order that we can check against apparatus records for the railway.

Yours faithfully

Plant Enquiries Team
T: 01454 662881
E: osm.enquiries@atkinsglobal.com

Please note: To enable us to process your application as quickly as possible, please ensure that you include a postcode and Ordnance Survey Grid Reference. Thank you for your co-operation.



Special Requirements relating to the External Plant Network of Vodafone

Contents

1.	Introduction.....	1
2.	Purpose of document.....	1
3.	Scope.....	2
4.	Vodafone Network and Apparatus	2
5.	Plant records.....	2
6.	Definitions.....	2
7.	Requirements.....	3
8.	Depths of cover.....	3
9.	Separation	4
10.	Jointing chambers.....	5
11.	Notification periods	5
12.	Excavation and backfill.....	5
13.	Foam concrete	6
14.	Attendance of Company Representative.....	6
15.	Damage reports.....	6
16.	Appendix A – Street Works Team Contacts for Vodafone.....	7
17.	Appendix B – What constitutes Vodafone Network	8
18.	About this Document.....	13

1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus (see Appendix B for further information on what constitutes Vodafone apparatus).

2. Purpose of document

This document provides a means by which the Vodafone specific special requirements relating to their apparatus, regardless of it being situated in the public highway / road, private street, land or any other areas, is made aware to Other Parties.



3. Scope

This document will be presented to Other Parties or Contractors to encourage those undertaking works within the vicinity of Vodafone apparatus to refer to and comply with. This is in order to protect where necessary the Vodafone apparatus and to avoid damage to the apparatus and loss of service.

A National Joint Utilities Group (NJUG) document NJUG Volume 3 Guidelines on the Management of Third Party Cable Ducting provides useful reference material.

It should be noted that, where appropriate, additional information on avoiding danger from underground apparatus is contained within the HSG47 guidance book titled "Avoiding Danger from Underground Services."

4. Vodafone Network and Apparatus

Damage to Vodafone apparatus is extremely disruptive and can be expensive to repair, especially where long lengths of cable have to be replaced.

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract. It should be noted that it is an offence to interfere with Vodafone apparatus without first contacting the company for advice.

5. Plant records

It is the responsibility of the Other Parties undertaking works which may affect Vodafone apparatus to obtain all relevant Vodafone plant records from our agent Atkins Global prior to works commencing. This may be done by contacting the Atkins Global Plant Enquiries Team listed in Appendix B.

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements.

6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** - means all surface or sub-surface equipment and plant used by Vodafone including any associated cables or ducts owned, leased or rented by Vodafone.
- b) **Cable** - means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** - means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** - means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** - means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** - means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** - means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** - means the Utilities, Highway or Roads Authorities, Developers, Street/Roads Authority Section 50/109 licensees
- i) **Site** - means the location of, or in the vicinity of, the various works.

7. Requirements

Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Other Parties or Contractor shall notify Vodafone of their intentions. This may be done by contacting Vodafone via the contact list in Appendix B.

Upon receipt of this notification, Vodafone will identify if their apparatus is affected. If any Vodafone apparatus is affected by the works then they will arrange for the necessary records to be provided and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

7.1 Location of Plant

It is the responsibility of the Other Parties or Contractors to undertake adequate plant location procedures. These may include searches for metallic cables which must be performed by actively inducing a signal in a cable conductor via a transmitter. A passive search is not considered sufficient.

Before applying a tracing signal to the Vodafone apparatus, the Other Parties or Contractors shall seek confirmation from Atkins Global that the Vodafone apparatus will not suffer any disruption to its networks normal workings as a result of the nature of the signal being induced.

7.2 Trial excavations

Optic fibre cables are very susceptible to damage from excavation tools. They are not electrically conductive and cannot be located by radio induction methods. Once an approximate location is known, the exact location must be ascertained by means of hand dug pilot holes. Where the work to be carried out by the Other Party or Contractor involves excavation in the vicinity of our apparatus, the Other Party or Contractor shall, by trial excavation at his own expense, determine the exact location and depth of the Vodafone apparatus. All excavations adjacent to the Vodafone apparatus are to be carried out by hand until the extent and /or location of the apparatus is known.

All excavation work shall be executed in accordance with the current issue of Health and Safety series booklet HSG47, Avoiding danger from underground services.

8. Depths of cover

The Other Party or Contractor should note that the minimum depths of cover for Vodafone apparatus shall be maintained together with specified separation requirements. Where the minimum depths of cover specified by Vodafone cannot be maintained, the Other Party or Contractor shall at their own expense, carry out the instructions of Vodafone requirements for the protection or diversion of their apparatus.

The Other Party or Contractor should have particular regard to the possibility of encountering Vodafone apparatus (including ducts and cables), at depths of cover other than that reported.

Surface cables (such as cables on bridges or walls) which are liable to be placed in danger from the Other Parties or Contractors works shall be protected, at the Other Parties expense, as directed by the Vodafone representative.



9. Separation

Reference should be made to HSG47 to ensure that adequate separation is achieved. The following details outline the specific requirements of Vodafone and capture the HSG47 requirements.

9.1 High voltage cables

High voltage single core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 500 mm.

High voltage multi-core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 350 mm.

In exceptional circumstances where the above clearances cannot be maintained, the separating distance may be reduced to a minimum of 175 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the High Voltage cable and the Company Apparatus, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.2 Low voltage cables

Low voltage cables of less than 1000 V shall have a minimum clearance from Company Apparatus of 180 mm. In exceptional circumstances where the above clearance cannot be maintained, the separating distance may be reduced to a minimum of 75 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the services, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.3 Ancillary electrical apparatus

Street furniture such as lamp posts, traffic posts and other such ancillary electrical apparatus shall have a minimum clearance of 150 mm from underground Company Apparatus and 600mm clearance from above ground Company Apparatus.

9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm. NJUG Volume 1, Guidelines on the positioning and colour coding of underground utilities' apparatus refers.

9.5 Other Undertakers plant

Other undertakers' plant and equipment which runs in parallel with Company Apparatus shall have a minimum clearance of 200mm. All other undertakers' plant and equipment when running across Company Apparatus shall have a minimum clearance of 100mm.

9.6 Tramways

Each separating distance shall be individually agreed with the Company Representative.



10. Jointing chambers

10.1 Protection

Footway type jointing chambers are not designed to withstand carriageway loadings.

Where such chambers are liable to be placed at risk, either temporarily or permanently, from vehicular traffic or from the movement of plant and/or equipment, they will need to be adequately protected. Alternatively, they may have to be demolished and rebuilt to carriageway standards, at the Other Parties or Contractors expense under supervision of Vodafone representative.

All Vodafone jointing chambers and / or other access points shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and / or any further equipment required by Vodafone for the maintenance of its apparatus, must be maintained at all reasonable times.

10.2 Access

The covers to Vodafone jointing chambers and / or apparatus shall only be lifted by means of the appropriate keys and under the direct supervision of a Vodafone representative. Other Parties or Contractors shall not enter any Vodafone jointing chamber and / or apparatus unless under the supervision of a Vodafone representative and in any case not before the mandatory gas test has been carried out in the presence of Vodafone representative and such checks have shown it to be safe to enter the Vodafone chamber and / or apparatus. The Other Parties or Contractors shall be given reasonable access to Vodafone apparatus and chambers when required.

11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give **Vodafone at least 7 working days' notice in writing** of the intended date to commence operations.

No excavation should be made without first consulting the relevant Vodafone apparatus layout drawings, which will be made available from the Vodafone agent Atkins Global on request and allowing 28 working days for processing the relevant drawings. However, should this not be possible, direct contact should be made to the Atkins Global Plant Enquiries Team as soon as possible to assess the situation.

When excavating, moving or backfilling (including use of Foamed Concrete for Reinstatements – FCR) around Vodafone apparatus, **Vodafone shall be given adequate prior written notice of the Other Parties or Contractors intentions, in order that the works may be adequately supervised.** Such notice shall not be less than **3 working days**.

12. Excavation and backfill

All excavations adjacent to Vodafone apparatus are to be carried out by hand until the extent and or location of the Vodafone apparatus is known.

Use of mechanical borers and / or excavators shall not be used without the supervisory presence of a Vodafone representative or a given exemption.

Shuttering of the excavation or support to Vodafone apparatus, at the Other Parties or Contractors expense, shall be used as directed by the Vodafone representative.

At least 7 working days' notice must be given to Vodafone in order that any special protective measures which may be required to protect Vodafone apparatus, at the Other Parties or Contractors expense, when equipment such as pile driving, explosives, laser cutting high powered RF equipment or RF test gear, is to be used in conjunction with the works.



Other Parties or Contractors are advised to refer to the National Joint Utilities Group publication: NJUG Volume 1- Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus

13. Foam concrete

If foam concrete is being used as the backfill material, it shall not be used either above or within 500 mm of any Company Apparatus. A suitable material in accordance with the specification for the Reinstatement of Openings in Highways shall be substituted.

14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements. If a situation arises that requires urgent attention Vodafone will endeavour to attend site within 2 hours for all other occasions arising, 24 hours.

15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting their 24/7 number , (for contact details please refer to Appendix A).

All relevant costs of any subsequent repair and / or removal of the Vodafone apparatus shall be charged to the Other Party or Contractor, irrespective of who affects the repair.

The above requirements do not relieve the Other Party or Contractor of any of their obligations under their contract.



16. Appendix A – Street Works Team Contacts for Vodafone

Function	Address	Phone	Email Address
Streetworks Team	Vodafone, Street Works, Faraday House, Ground Floor, The Connection, Newbury, RG14 2FN	0333 304 0759	utilitiescentre@vodafone.com
Customer Complaints	n/a	0333 304 0762	n/a
Liability Claims Or Damage to Vodafone Apparatus	Vodafone Damage Claims, 1-2 Berkeley Square, 99 Berkeley Street Glasgow G3 7HR	0333 304 1104	claims@vodafone.com
Diversionary Works C2/C3	Atkins Global, PO Box 290, 500 Aztec West, Almondsbury, Bristol, BS32 4RZ.	01454 662881	osm.enquiries@atkinsglobal.com
Diversionary Works C4 / Escalations Networks Manager	Vodafone, Diversionary Works, 1-2 Berkeley Square, 99 Berkeley Street Glasgow G3 7HR	0141 303 2855	c3requests@vodafone.com
Emergencies 24 Hour – Defects & Faults	n/a	0333 304 0762	n/a
Vodafone Plant Enquiries includes: Cable & Wireless; Mercury Comms; Thus plc; Scottish Telecoms; Your Comms; Norweb Comms; Energis	Atkins Global PO Box 290 500 Aztec West, Almondsbury, Bristol, BS32 4RZ	01454 662881	osm.enquiries@atkinsglobal.com



17. Appendix B – What constitutes Vodafone Network

Vodafone own fibre network dedicated to business and residential users of telecommunications and has an international cable network that provides connectivity to 153 countries, either directly or indirectly through partners, reaching across the Atlantic Ocean, through Europe and on to India and throughout Asia. Spanning approximately 500,000 km in length, including interests in more than 69 major global cable systems, our next-generation network improves the quality and performance of telecommunications services through our use of advance optical and IP transmission.

In the UK & Ireland Vodafone's overall network includes the following legacy networks now owned through acquisitions or Company name changes.

Below are examples of what you could see on the streets and should be aware of:



Cable & Wireless became Cable & Wireless Worldwide in 2010





Mercury Communications – changed its name to Cable & Wireless in 1996



Energis – was acquired by Cable Wireless in 2005





Thus plc was acquired by Cable & Wireless in 2008



Scottish Telecom

Scottish Telecom demerged from its parent company Scottish Power to become Thus plc in 2002





your communications

Your Communications was integrated into Thus plc in 2006



NORWEB COMMS

Norweb Communications became Your Communications in 2000



Our apparatus is installed in roads and streets of UK and Ireland, however in some places is undistinguishable from other operators' apparatus, for example in City Centres where high quality infill modular paving chamber covers are found; some with labels and some without.

See below as examples:





The apparatus shown here is now owned, maintained and still in operation by Vodafone and includes.

Vodafone
Cable & Wireless
Mercury Communications
Energis
Thus plc
Your Communications
Norweb Communications
Scottish Telecom

Please see the Contact Details in Appendix A for Plant Enquiries and help on site.

18. About this Document

Content Owner

Chris Nesbitt

Changes since last version

Reformatted using the current Vodafone template to include updated Contact Details .

End of Document





Some of the material in this plan has been reproduced from an Ordnance Survey map with the permission of The Controller of Her Majesty's Stationary Office, © Crown Copyright
Ordnance Copyright & Ordnance Survey GB License 100031653

Legend

-  Access Chamber.Location Active Carriageway Chamber
-  Access Chamber.Location Active Footway Chamber
-  Underground Route.Route Act. - Owned
-  Underground Route.Route Act. - Leased



Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 24/09/2021	Scale : 1:1250
------------------------	----------------

This plan shows apparatus owned by members of the Vodafone Group of companies (including legacy telecommunication companies currently within the group)

Information with regard to such apparatus should always be obtained from Vodafone or its appointed agents.

Date: 12/10/2021
Client Ref: EP/ST/M-00940749/03
Our Ref: SF 30623168000

Search Address:

Land at: 471368, 174223
Brigham Road
Reading

Received from C.A Telecom UK Limited – COLT Communications search



Dear Sirs,

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance, please do not hesitate to contact us.

Yours Faithfully,

Plant Enquiries Team

Date: 23/09/2021

Client Ref: EP/ST/M-00940749/03

Our Ref: SF30623172000

Search address:
Land at: 471368,
174223
Brigham Road
Reading

Information Received from KCOM Group Plc

Hello,

Location / Ref no : Land at:471368, 174223 Brigham Road Reading

At this time the KCOM Group PLC has no apparatus or proposals for new apparatus in the vicinity of these works and will not be affected by them. Please note this reply is valid for 3 months from the date of this letter.

Kind Regards
NRSWA Planner - Field Engineering

Date: 30/09/2021
Client Ref: EP/ST/M-00940749/03
Our Ref: SF30623164000

Search address:
Land at: 471368, 174223
Brigham Road
Reading

Received from British Telecom – BT Openreach Wayleave Search



Dear Sir/Madam

Thank you for your wayleave search request.

We have completed a search of our archives and can confirm that we do not hold any wayleave agreements for the location requested.

If you require a marked up plan showing the location of BT apparatus please contact our Maps by Email service via Openreach Website www.openreach.co.uk

Kind Regards
Openreach Wayleave Archive Team
Email : archive.ripple@openreach.co.uk
Web : www.openreach.co.uk

SearchFlow

42 Kings Hill Avenue
Kings Hill, West Malling
Kent ME19 4AJ

T: 01732 523 952
E: info@searchflow.co.uk
www.searchflow.co.uk

Copyright © 2016. SearchFlow Limited is registered in England and Wales with company number 04084804. Registered Office: 57 Abbey Court, Eagle Way, Sowton Industrial Estate, Exeter, Devon, EX2 7HY. SearchFlow Limited is an appointed representative of First Title Insurance plc, which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 202103. SearchFlow Limited is an appointed representative of Conveyancing Liability Solutions Limited, which is authorised and regulated by the Financial Conduct Authority under registration number 315295.

WATER & DRAINAGE

SearchFlow Limited
42
Kings Hill Avenue
Kings Hill
West Malling
ME19 4AJKent

Search address supplied	GREAT BRIGHAMS MEAD, VASTERN ROAD, Reading, RG1 8DJ
Your reference	EP/ST/M-00940749/03
Our reference	CDWS/CDWS Standard/2021_4509356
Received date	23 September 2021
Search date	24 September 2021

Keeping you up-to-date

Commercial Drainage and Water Enquiry

The Commercial Drainage and Water Enquiry is specifically designed for those purchasing or leasing land or commercial property.

With comprehensive information regarding water and sewerage services and infrastructure assets, combined with an appropriate guarantee for commercial property and land transactions, the Commercial Drainage and Water Enquiry mitigates risk and provides peace of mind for commercial property professionals and their advisers.



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



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0800 009 4540



**DRAINAGE + WATER
SEARCHES NETWORK**
DWSN

Question

Summary Answer

Maps

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

Drainage

2.1	Does foul water from the property drain to a public sewer?	Connected
2.2	Does surface water from the property drain to a public sewer?	Connected
2.3	Is a surface water drainage charge payable?	See Details
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	Yes
2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?	No
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the 50metres of any buildings within the property?	No
2.6	Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	No
2.8	Is the building, which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?	Not At Risk
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	3.548 Kilometres

Water

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

Question

Summary Answer

Charging

4.1.1 Who is responsible for providing the sewerage services for the property? Thames Water

4.1.2 Who is responsible for providing the water services for the property? Thames Water

4.2 Who bills the property for sewerage services? See Details

4.3 Who bills the property for water services? See Details

Trade Effluent

5.1 Is there a consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act(1991) into the public sewerage system? No

Wayleaves, Easements, Manhole Cover and Invert levels

6.1 Is there a wayleave/easement agreement giving Thames Water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets? No

6.2 On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available . See Details

Search address supplied: GREAT BRIGHAMS MEAD, VASTERN ROAD, Reading, RG1 8DJ

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website www.thameswater.co.uk and complete our online form to change the water and drainage services bills to their name.

The following records were searched in compiling this report: - the map of public sewers, the map of waterworks, water and sewer billing records, adoption of public sewer records, building over public sewer records, the register of properties subject to internal foul flooding, the register of properties subject to poor water pressure and the drinking water register.

Thames Water Utilities Ltd (TWUL) holds all of these.

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched
- (ii) any negligent or incorrect interpretation of the records searched
- (iii) any negligent or incorrect recording of that interpretation in the search report
- (iv) and compensation payments

Maps

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

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

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

A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

Drainage

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

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

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

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

2.3 Is a surface water drainage charge payable?

Records indicate that a surface water charge is applicable at this property.

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

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?

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

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

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property.

2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property.

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

Records confirm that Foul sewers serving the development, of which the property forms part are not the subject of an existing adoption agreement or an application for such an agreement.

The Surface Water sewer(s) and/or Surface Water lateral drain(s) are not the subject of an adoption agreement.

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

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

2.8 Is the building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?

The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

The nearest sewage treatment works is READING STW which is 3.548 kilometres to the south of the property.

Water

3.1 Is the property connected to mains water supply?

Records indicate that the property is connected to mains water supply.

3.2 Are there any water mains, resource mains or discharge pipes within the boundary of the property?

The map of waterworks indicates that there are water mains, resource mains or discharge pipes within the boundaries of the property.

3.3 Is any water main or service pipe serving, or which is proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

3.4 Is the property at risk of receiving low water pressure or flow?

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

3.5 What is the classification of the water supply for the property?

The water supplied to the property has an average water hardness of 125.3mg/l calcium which is defined as HARD by ThamesWater.

3.6 Is there a meter installed at this property?

Records indicate that there is a meter installed at this property.

3.7 Please include details of the location of any water meter serving the property.

Records indicate that the property is served by a water meter, which is not located within the property.

Charging

4.1.1 – Who is responsible for providing the sewerage services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area.

4.1.2 – Who is responsible for providing the water services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the water undertaker for the area.

4.2 Who bills the property for sewerage services?

If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit www.open-water.org.uk

4.3 Who bills the property for water services?

If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of water services for the property please visit www.open-water.org.uk

Trade Effluent

5.1 Is there a consent, on this property, to discharge Trade Effluent under S118 of the water Industry act (1991) into the public sewerage systems?

No.

Wayleaves, Easements, Manhole Cover and Invert levels

6.1 Is there a wayleave/easement agreement giving Thames water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?

No.

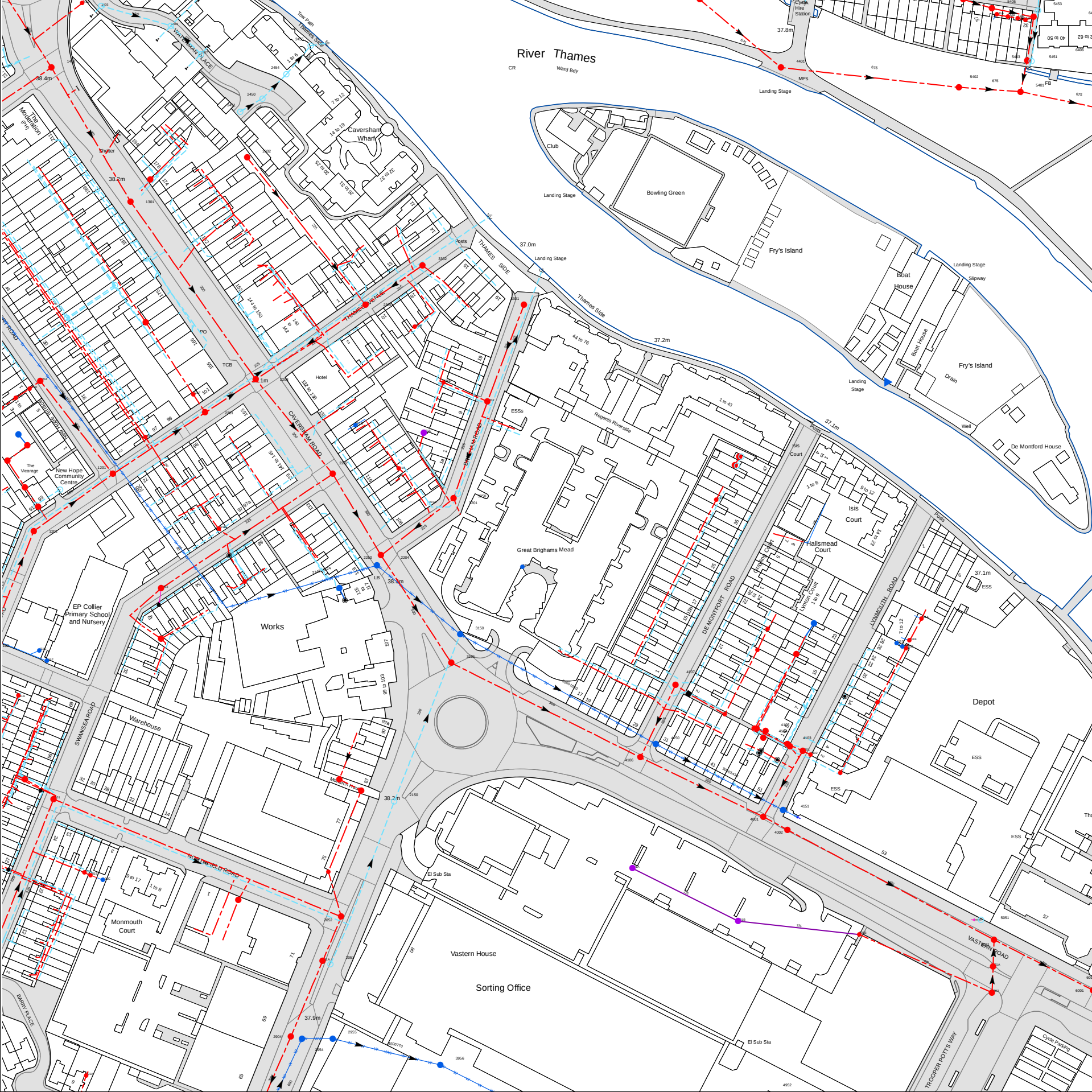
6.2 On the copy extract from the public sewer map, please show manhole cover, depth, and invert levels where the information is available.

Details of any manhole cover and invert levels applicable to this site are enclosed.

Payment for this Search

The charge will be added to the NLIS Account. This search was ordered through National Land Information Services, Russell Square House, 10-12 Russell Square, London WC1B 5LF.

CommercialDW Drainage and Water Enquiry Sewer Map- CDWS/CDWS Standard/2021 4509356



The width of the displayed area is 500m

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

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4154	n/a	n/a
4153	n/a	n/a
4152	n/a	n/a
42NH	n/a	n/a
42NE	n/a	n/a
42NJ	n/a	n/a
42NF	n/a	n/a
4106	37.99	35.38
41ZW	n/a	n/a
41LN	n/a	n/a
4103	37.9	35.68
4150	38.11	36.16
4104	37.74	36.75
41MD	n/a	n/a
4105	37.74	35.82
41MF	n/a	n/a
41ZX	n/a	n/a
4107	37.93	35.46
421A	n/a	n/a
2202	38.03	35.73
22JC	n/a	n/a
21NH	n/a	n/a
221G	n/a	n/a
2250	37.99	36.38
2204	n/a	n/a
221A	n/a	n/a
321E	n/a	n/a
321A	n/a	n/a
3101	38.49	35.55
3201	38.05	36.05
3250	38.1	n/a
3150	38.58	37.95
3202	37.91	36.17
321D	n/a	n/a
321C	n/a	n/a
321B	n/a	n/a
331A	n/a	n/a
2301	37.93	36.25
3301	37.82	36.34

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



Sewer Key - Commercial Drainage and Water Enquiry

Public Sewer Types (Operated & Maintained by Thames Water)

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

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)

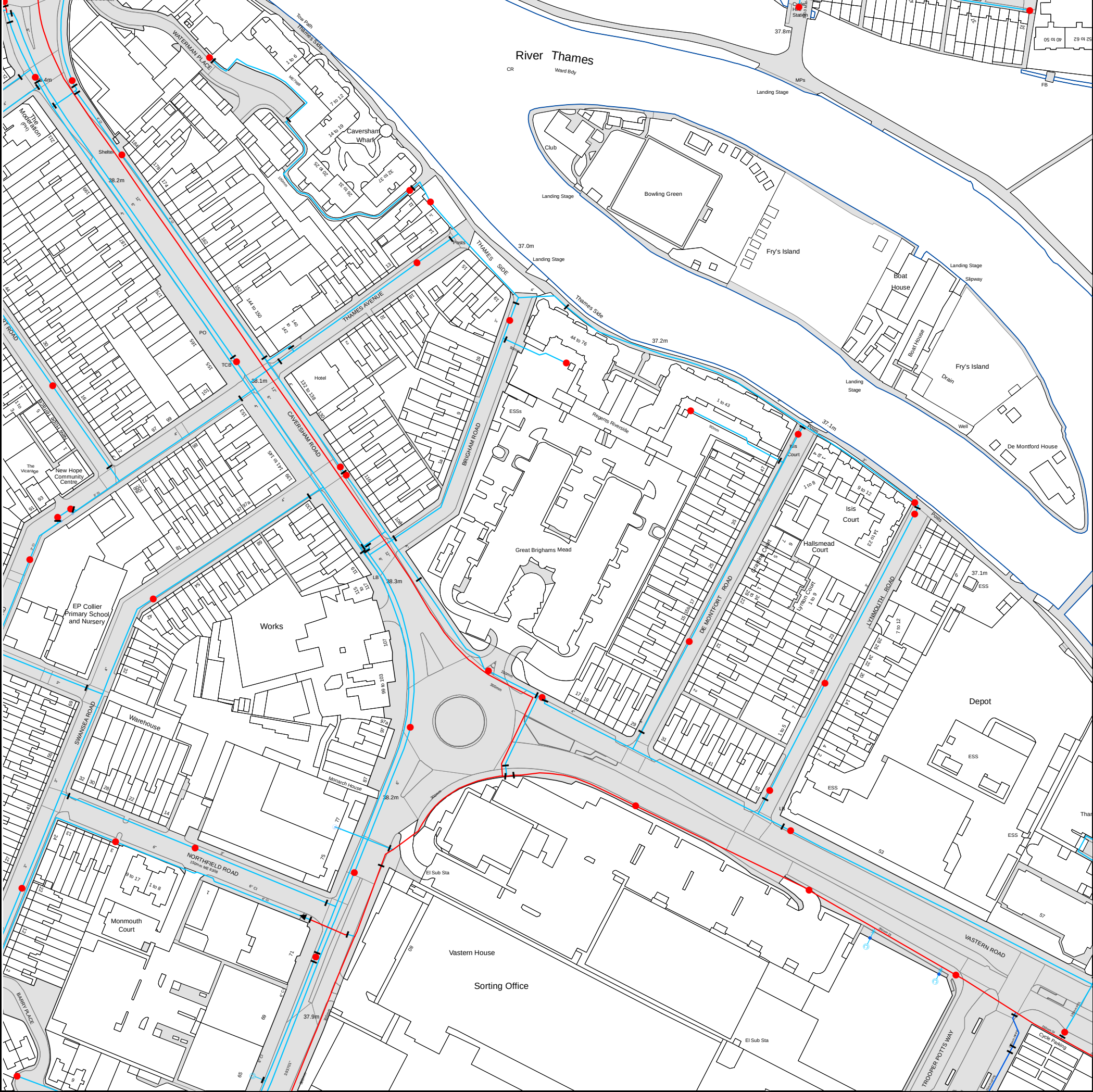
	Foul Sewer		Surface Water Sewer
	Combined Sewer		Gully
	Culverted Watercourse		Proposed
			Abandoned Sewer

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 '0' on a manhole level indicates that data is unavailable.

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

CommercialDW Drainage and Water Enquiry Water Map-CDWS/CDWS Standard/2021_4509356



The width of the displayed area is 500m

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

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



Waterworks Key - Commercial Drainage and Water Enquiry

Water Pipes (Operated & Maintained by Thames Water)

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

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
--	-------------

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')

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.

For your guidance:

- Thames Water Property Searches Complaints Procedure:
 - Thames Water Property Searches offers a robust complaints procedure. Complaints can be made by telephone, in writing, by email (searches@thameswater.co.uk) or through our website (www.thameswater-propertysearches.co.uk)

As a minimum standard Thames Water Property Searches will:

- endeavour to resolve any contact or complaint at the time of receipt. If this isn't possible, we will advise of timescales;
- investigate and research the matter in detail to identify the issue raised (in some cases third party consultation will be required);
- provide a response to the customer within 10 working days of receipt of the complaint;
- provide compensation, if no response or acknowledgment that we are investigating the case is given within 10 working days of receipt of the complaint;
- keep you informed of the progress and, depending on the scale of investigation required, update with new timescales as necessary;
- provide an amended search, free of charge, if required;
- provide a refund if we find your complaint to be justified; take the necessary action within our power to put things right.

If you want us to liaise with a third party on your behalf, just let us know.

If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager, for resolution, who will respond again within 5 working days.

If you remain dissatisfied with our final response you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). Further information can be obtained by visiting www.tpos.co.uk or by sending an email to admin@tpos.co.uk

Question 1.1

For your guidance:

- The Water Industry Act 1991 defines Public Sewers as those which Thames Water have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
- 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.
- Assets other than public sewers may be shown on the copy extract, for information.

Question 1.2

For your guidance:

- The “water mains” in this context are those, which are vested in and maintainable by the water company under statute.
- Assets other than public water mains may be shown on the plan, for information only.
- Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- 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.

Question 2.1

For your guidance:

- Water companies are not responsible for any private drains that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.2

For your guidance:

- Sewerage Undertakers are not responsible for any private drains that connect the property to the public sewerage system, and do not hold details of these.
- The property owner will normally have sole responsibility for private drains serving the property. These private drains may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- In some cases, 'Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of 'Sewerage Undertakers' infrastructure records with respect to surface water drainage, it is the customer's responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit www.open-water.org.uk.
- If surface water from the property does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.3

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit www.open-water.org.uk.

Question 2.4

For your guidance:

- Thames Water has a statutory right of access to carry out work on its assets. Employees of Thames Water or its contractors may, therefore, need to enter the property to carry out work.
- Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public sewer running within the boundary of the property may restrict further development. The Company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Question 2.4.1

For your guidance:

- Private pumping stations installed before 1st July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public pumping station within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Question 2.5

For your guidance:

- From the 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- 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.

Question 2.5.1

For your guidance:

- Private pumping stations installed before 1st July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The presence of a public pumping station within 50 metres of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- 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.

Question 2.6

For your guidance:

- Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.
- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to a public sewer.
- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6th Edition.

Question 2.7

For your guidance:

- From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 2.8

For your guidance:

- For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water Utilities Ltd on Tel: 0800 316 9800 or website www.thameswater.co.uk

Question 2.9

For your guidance:

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The sewerage undertaker’s records were inspected to determine the nearest sewage treatment works.
- It should be noted that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
- As a responsible utility operator, Thames Water Utilities Ltd seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.thameswater.co.uk

Question 3.1

For your guidance:

- The Company does not keep details of private supplies. The situation should be checked with the current owner of the property.

Question 3.2

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied, the Ordnance Survey Record was used. If the Water undertaker mentioned in Question 4.1.2 is not Thames Water Utilities Ltd the boundary of the property has been determined by the Ordnance Survey.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.

Question 3.3

For your guidance:

- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to the mains water supply.

Question 3.4

For your guidance:

- "Low water pressure" means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the outside stop valve (osv). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres/head on the customers' side of the osv is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS806-3 or the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
- **Planned maintenance:** Companies should not report low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
- **Low-pressure incidents of short duration:** Properties affected by low pressure, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported figures.
- Please contact your water undertaker mentioned in Question 4.1.2 if you require further information on water pressure.

Question 3.5

For your guidance:

- Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness.

Thames Water Hardness Category	Calcium (mg/l)	Calcium Carbonate (mg/l)	English Clarke degrees	French degrees	General/ German degrees
Soft	0 to 40	0 to 100	0 to 7	0 to 10	0 to 5.6
Medium	41 to 80	101 to 200	8 to 14	11 to 20	5.7 to 11.2
Hard	Over 80	Over 200	Over 14	Over 20	over 11.2

- Please contact your water undertaker mentioned in Question 4.1.2 if you require further information on water hardness.

Question 3.6

For your guidance:

- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is www.ofwat.gov.uk.
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
 - Watering the garden other than by hand (this includes the use of sprinklers).
 - Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
 - A bath with a capacity in excess of 230 litres.
 - A reverse osmosis unit Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the current owner if they wish to know who bills the sewerage and water services for this property. For a list of all potential retailers of sewerage and water services for the property please visit www.open-water.org.uk.

Question 3.7

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the current owner if they wish to know who bills the water services for this property. For a list of all potential retailers of water services for the property please visit www.open-water.org.uk.

Question 5.1

For your guidance:

- If a Trade effluent consent applies to the premises which are the subject of this search, it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements. The occupier of any trade premises in the area of a sewerage undertaker may discharge any trade effluent proceeding from those premises into the undertaker's public sewers if he does so with the undertaker's consent. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.
- Please note any existing consent is dependent on the business being carried out at the property and will not transfer automatically upon change of ownership.
- For further information regarding Trade Effluent consents please contact: Trade Effluent Control, Crossness STW, Belvedere Road, Abbey Wood London SE2 9AQ.

Question 6.1

For your guidance:

- This question relates only to private agreements between the water company acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement.
- If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991. Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer "Yes" to this question. A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ.
- You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects.
- We refer to "defined" assets for the following reasons: Often a contract may give the water company an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although the water company may need to rely on them from time to time, as we cannot map the rights accurately, we will answer "no" to this question.
- Information obtainable from physical inspection (including Trial Bore Holes) overrides information contained in the report.
- Any error in answering this question is not to be regarded as a waiver of the water company's rights or title, or an agreement or representation that the water company is prepared to vary or discharge any of its rights or title.

CommercialDW Drainage and Water Enquiry Terms and Conditions

Customer and Clients are asked to note these terms, which govern the basis on which this CommercialDW Drainage & Water Enquiry is supplied

Definitions

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

'Company' means a water service company or their data service provider producing the Report.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order.

'Report' means the drainage and/or water report prepared by The Company in respect of the Property.

'Thames Water' means Thames Water Utilities Limited registered in England and Wales under number 2366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berks, RG1 8DB;

Agreement

- 1 Thames Water agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

2. Whilst Thames Water will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-
 - 2.1 The information contained in the Report can change on a regular basis so Thames Water cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.
 - 2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.
 - 2.3 The information contained in the Report is based upon the accuracy, completeness and legibility of the address and other information supplied by the Customer or Client.
 - 2.4 The Report provides information as to the location and connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Thames Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.
 - 2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of apparatus shown on any maps.

Liability

- 3 Thames Water shall not be liable to the Client for any failure, defect or non-performance of its obligations arising from any failure of, or defect in any machine, processing system or transmission link or anything beyond Thames Water's reasonable control or the acts or omissions of any party for whom Thames Water are not responsible.
 - 3.1 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify Thames Water in respect of any claim by the Client.
 - 3.2 Where a report is requested for an address falling within a geographical area where Thames Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Thames Water or the Company as the case may be will remain with Thames Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Thames Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement Thames Water will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.
 - 3.3 Except in respect of death or personal injury caused by negligence, or as expressly provided in these Terms:
 - 3.3.1 The entire liability of Thames Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and
 - 3.3.2 Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of

reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Thames Water or the Company as the case may be. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided
 - 4.1 The Customer or Client is entitled to make copies of the Report but is not permitted to copy any maps contained in, or attached to the Report
 - 4.2 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.
 - 4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Thames Water, without any set off, deduction or counterclaim.
 - 5.1 Unless payment has been received in advance, Customers shall be invoiced for the agreed fee once their request has been processed. Any such invoice must be paid within 14 days. Where the Customer has an account with Thames Water, payment terms will be as agreed with Thames Water.
 - 5.2 No payment shall be deemed to have been received until Thames Water has received cleared funds.
 - 5.3 If the Customer fails to pay Thames Water any sum due Thames Water shall be entitled but not obliged to charge the Customer interest on the sum from the due date for payment at the annual rate of 2% above the base lending rate from time to time of Natwest Bank, accruing on a daily basis until payment is made. Thames Water reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.
 - 5.4 Thames Water reserves the right to increase fees on reasonable prior written notice at any time.

Cancellations or Alterations

6. Once an Order is placed, Thames Water shall not be under any obligation to accept any request to cancel that Order and payment for the Order shall still be due upon completion of the Report. In cases where an error has been made in the original Order (e.g. the Customer has supplied an incorrect address), the Customer will need to place a second Order, detailing the correct information, and shall be liable to pay a second charge in accordance with clause 5 above.

Delivery

7. On receiving your order the reports will be posted to you within 10 working days from receipt.
 - 7.1 Delivery is subject to local post conditions and regulations. All items should arrive within 12 working days, but Thames Water cannot be held responsible should delays be caused by local post conditions, postal strikes or other causes beyond the control of Thames Water.

General

8. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.
 - 8.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.
 - 8.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

These Terms & Conditions are available in larger print for those with impaired vision.

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 TWUL 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. TWUL 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 TWUL's discretion for increased administration costs.

A copy of TWUL'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 Water Industry Act 1991, and you remain dissatisfied you can refer your complaint to CC Water on 0845 039 2837 (it will cost you the same as a local call) or write to them at 11 Belgrave Road, London SW1V 1RB.

Ways to pay your bill

By Post – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW	By BACS Payment direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW. Or fax to 01793 424599 or email: cashoperations@thameswater.co.uk	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
--	--	---	--

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