

Eaton Court
Existing Utilities Assessment

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1 Introduction

1.1 Scope

This report aims to outline the existing Utility infrastructure services within and in close proximity to the site of 104 - 112 Eaton Court, Oxford Road, Reading, Berkshire RG1 7FU.

1.2 Development Description

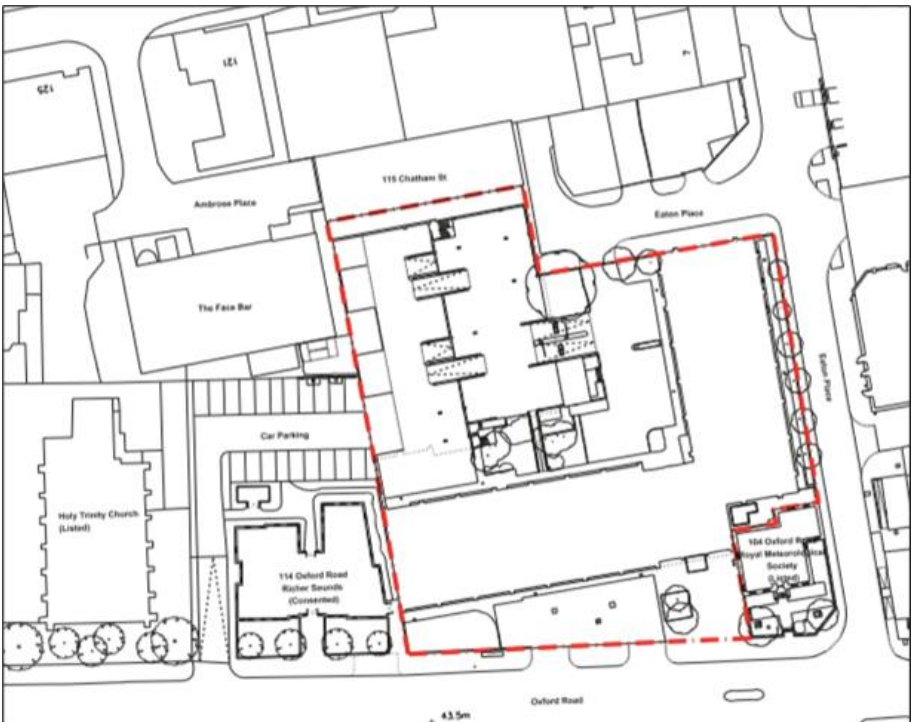
The site is situated to the west of Reading town centre. The south elevation of Eaton Court fronts onto Oxford Road, which is one of the main transport routes into Reading town centre. The existing building is an office use building that lies within a mixed-use area, with surrounding uses including residential, secondary retail, car parking and offices.

Immediately adjacent to the site is a Grade II listed building currently occupied by the Royal Meteorological Society. The land to east has recently been developed as a residential building. Immediately to the north west of the site is Faces bar nightclub.

The proposed development will comprise three blocks each with residential dwellings. The main reception and events space will be located on the ground level located on the Oxford Road frontage. Landscaping and car parking will be provided at ground level. Refer to the planning application description for full details.



Aerial photograph of existing Eaton Court site



Location plan of the Eaton Court site

2 Existing Services

2.1 Introduction

chapmanbdsp prior to completing this report approached local utility providers through utility search company Groundwise Ltd to ascertain the services around the curtilage of the building. The asset data records provided by the companies scheduled below have been incorporated into the Appendices.

- SSE – Electricity
- British Telecom – Telecom
- Virgin Media – Telecom
- Vodafone – Telecom
- Zayo - Telecom
- Thames Water – Mains Coldwater
- Southern Gas Networks – Natural Gas
- Thames Water – Sewers
- Reading Council – Street Lighting

chapmanbdsp have paid associated fees to obtain the asset network maps from the Utility companies. It should be noted that there is a risk that the information provided by the Utility companies may not reflect the current arrangement's. Based on this further investigations should be undertaken at the next stage with CAT Scans/Trial Holes in order to ascertain the exact location of these Utilities.

2.2 Electrical Services

SSE

Asset maps from SSE have been procured and attached in Appendix 4.1.

There is an existing HV and LV infrastructure on the site which will need relocation / replacement to be incorporated within the proposed development electrical supply requirements. The asset map indicates this LV is from across Eaton Place Road serving supply points on the site. There are also adjacent LV mains within the footways and roadways adjacent the site.

The existing site is served from “Eaton Place” substation fed from a 11kV feed via Alfred Street and Chatham Street. There are also adjacent LV mains within the footways and roadways adjacent the site.

2.3 Audio/Video, Telecommunications and Data

Mobile Masts

Groundwise Searches Ltd have undertaken a web based mobile mast search and confirmed that there does not appear to be masts in the vicinity of the site.

Sky Telecommunications

Sky Telecommunications have issued an email stating their existing services will not be affected by the development proposal.

British Telecom (Open Reach)

Asset maps from BT have been procured and attached in Appendix 4.2.

Telecom's and Broadband infrastructure is detailed on BT Open Reach asset data records within the footway directly outside the buildings with joint pits located at regular intervals throughout the footway with multiple connections to site.

Colt Technology Services

Colt Technology Services have issued an email stating their existing services will not be affected by the development proposal.

euNetworks Fiber UK

EuNetworks Fiber UK have issued an email stating their existing services will not be affected by the development proposal.

Instalcom

Instalcom have issued an email stating their existing services will not be affected by the development proposal.

Virgin Media

Asset maps from Virgin Media have been procured and attached in Appendix 4.3

Comms infrastructure is detailed on Virgin Media asset data records within the footway adjacent the buildings in Eaton Place and Oxford Road with joint pits located at regular intervals throughout the footway.

Vodafone

Asset maps from Vodafone have been procured and attached in Appendix 4.4.

Comms infrastructure is detailed on Vodafone asset data records within the Oxford Road and Eaton Place footways adjacent and entering the site.

Zayo Group

Asset maps from Zayo have been procured and attached in Appendix 4.5.

Comms infrastructure is detailed on Zayo asset data records within the Oxford Road and Eaton Place footways/roadways opposite the site.

Network Rail

Network Rail have issued an email stating they do not believe they have existing services within the development area.

2.4 Mains Coldwater Service

Thames Water

Asset maps from Thames Water have been procured and attached in Appendix 4.6

A 4 inch trunk main (pipe material not detailed) is detailed on Thames Water Utilities asset data records within the highway of Oxford Road serving a number of hydrants within the footway. A 4 inch branch is provided from this main (pipe material not detailed) which is routed within the highway of Eaton Place and connects to a 6 inch trunk main at the end of Eaton Place within Chatham Street.

The 4 inch main is provided with single fire hydrants located to the rear of the building.

2.5 Gas Service

Southern Gas Networks

Asset maps from Southern Gas Networks have been procured and attached in Appendix 4.7.

12 inch steel low pressure gas main is detailed on Southern Gas Network asset data records within the footway of Oxford Road. A 125mm polyethylene (PE) low pressure gas main connects to this main and is routed within the highway of Eaton Place serving a number of buildings before terminating within Chatham Street.

The asset map suggests there is a 63mm polyethylene low pressure gas main that serves the building from the 125 mm polyethylene main.

2.6 Sewers

Thames Water

Asset maps from Thames Water have been procured and attached in Appendix 4.8

Main trunk separate foul and surface water sewers are detailed on Thames Water Utilities asset data records within the highway of Oxford Street.

225mm foul water sewer connects to the foul water trunk sewer and is routed within the highway of Eaton Place terminating adjacent to the rear of the building. The foul water sewer is provided with 3no manholes along its length. The information provided on Thames Water Utilities asset maps suggest that the depth of this sewer from road level to invert level of the sewer is approximately 2.180 metres deep.

225mm surface water sewer connects to the surface trunk sewer and is routed within the highway of Eaton Place terminating near to the end of the road. The surface water sewer is provided with 5no manholes along its length. The information provided on Thames Water Utilities asset maps suggest that the depth of this sewer from road level to invert level of the sewer is approximately 1.370 metres deep.

2.7 Street Lighting

Reading Council

Asset maps from Reading Council have been procured and attached in Appendix 4.9

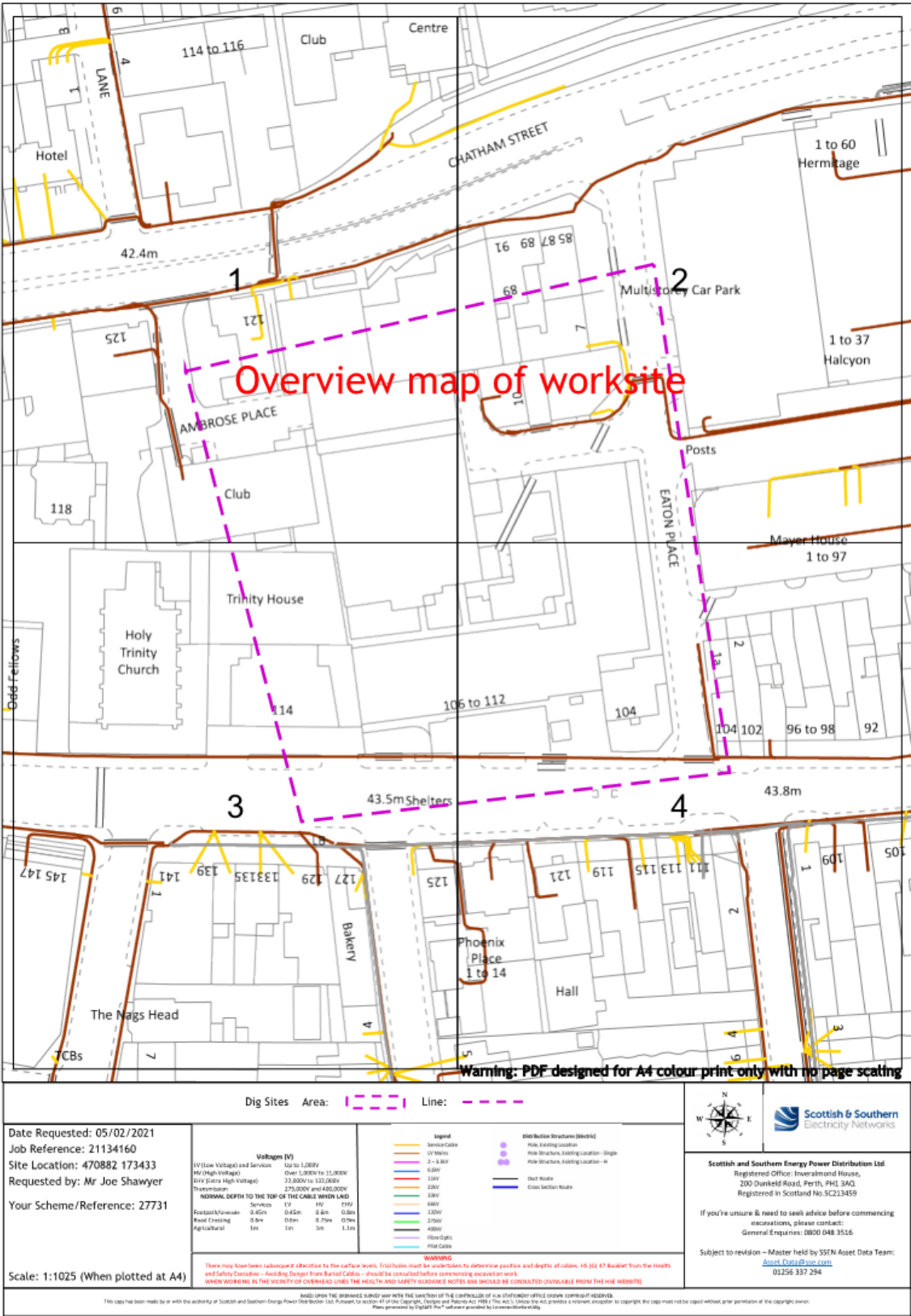
Street lighting is detailed on Reading Council asset data records within the footway served from UKPN LV infrastructure located within the footway.

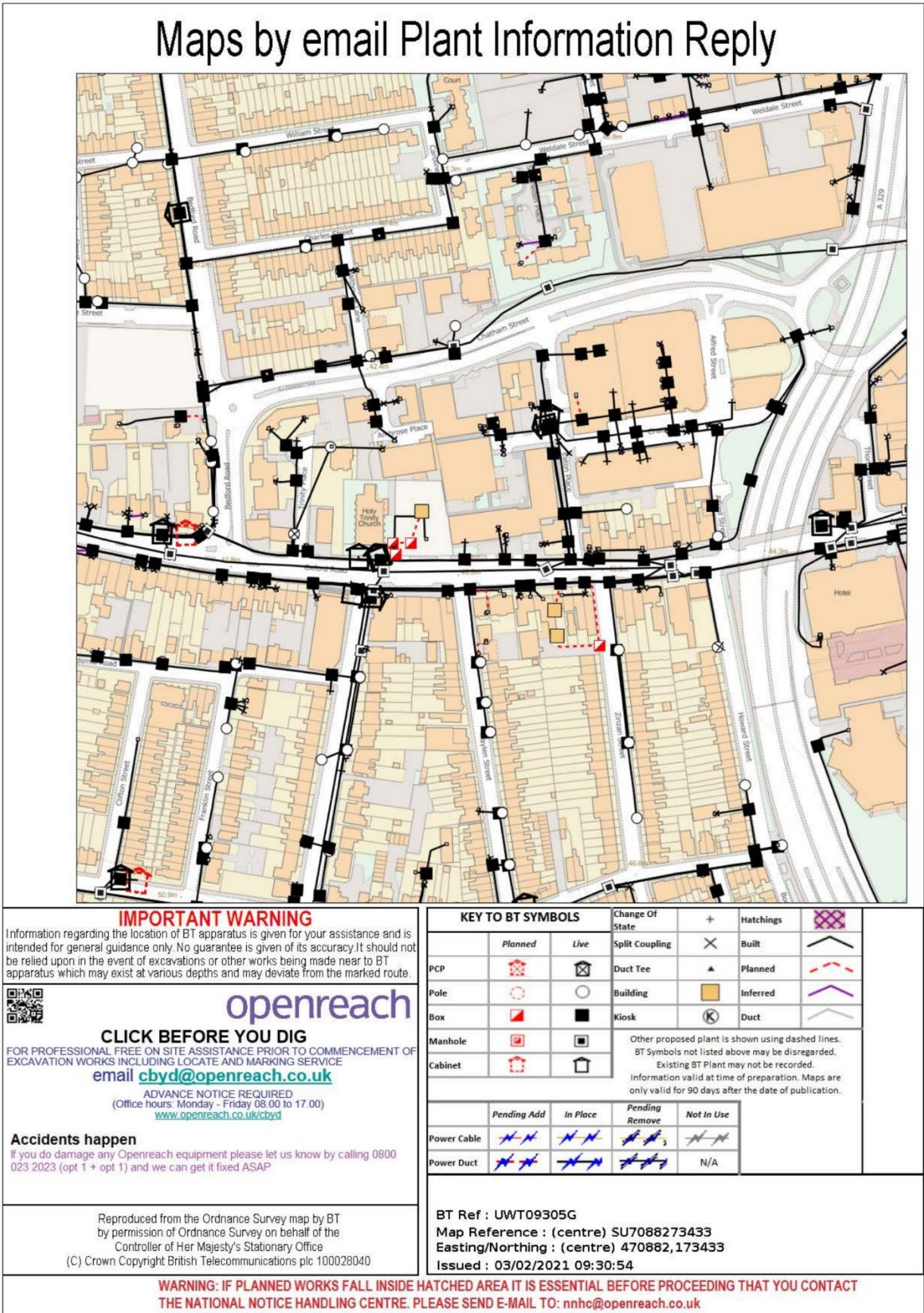
3 Conclusion's

- From the information provided from the network providers it is evident that there are a multitude of infrastructure services within the footway of Oxford Street and Eaton Place
- We recommend that post the planning stage of the design further investigations are carried out by means of a CAT scan.
- If the CAT scans prove inconclusive then we would suggest trial holes are provided within the areas that are uncertain for clarification.
- It would also be beneficial to meet with the appropriate network providers to discuss the location of their services and what exactly they are and what they are serving.
- The overview of service providers within the area is detailed within Appendix 4.10 and the following should be noted:
 - The overview of service providers also details the service providers that are not within the vicinity of Eaton Court.
 - National Joint Utilities Group (NJUG) Typical Arrangements are provided in Appendix 4.11.

4 Appendices

4.1 SSE Electricity Asset Map





4.3 Virgin Media Asset Maps



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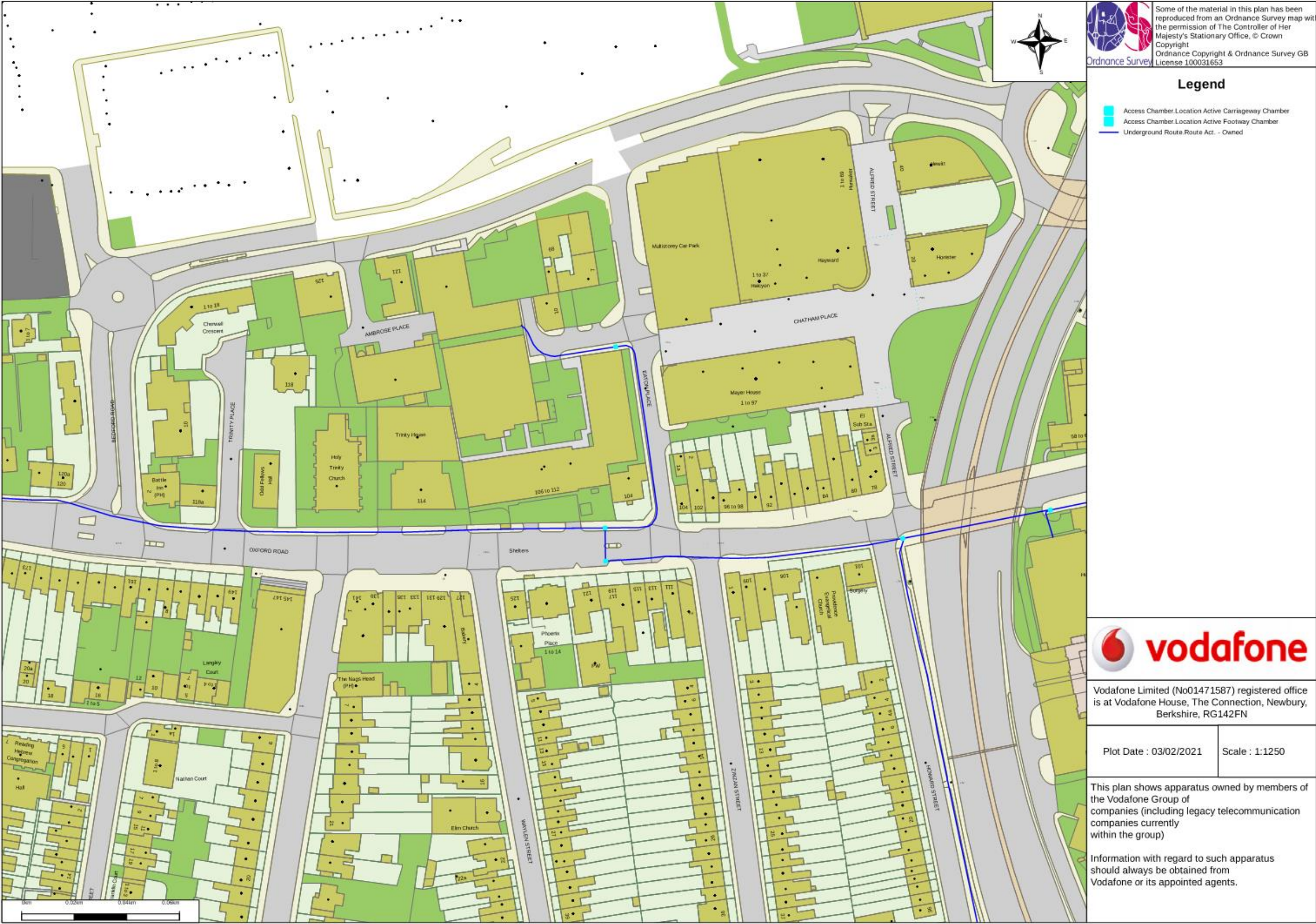
Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100019209.

Duct, Trench	Chamber	Cabinet

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VM.1184571



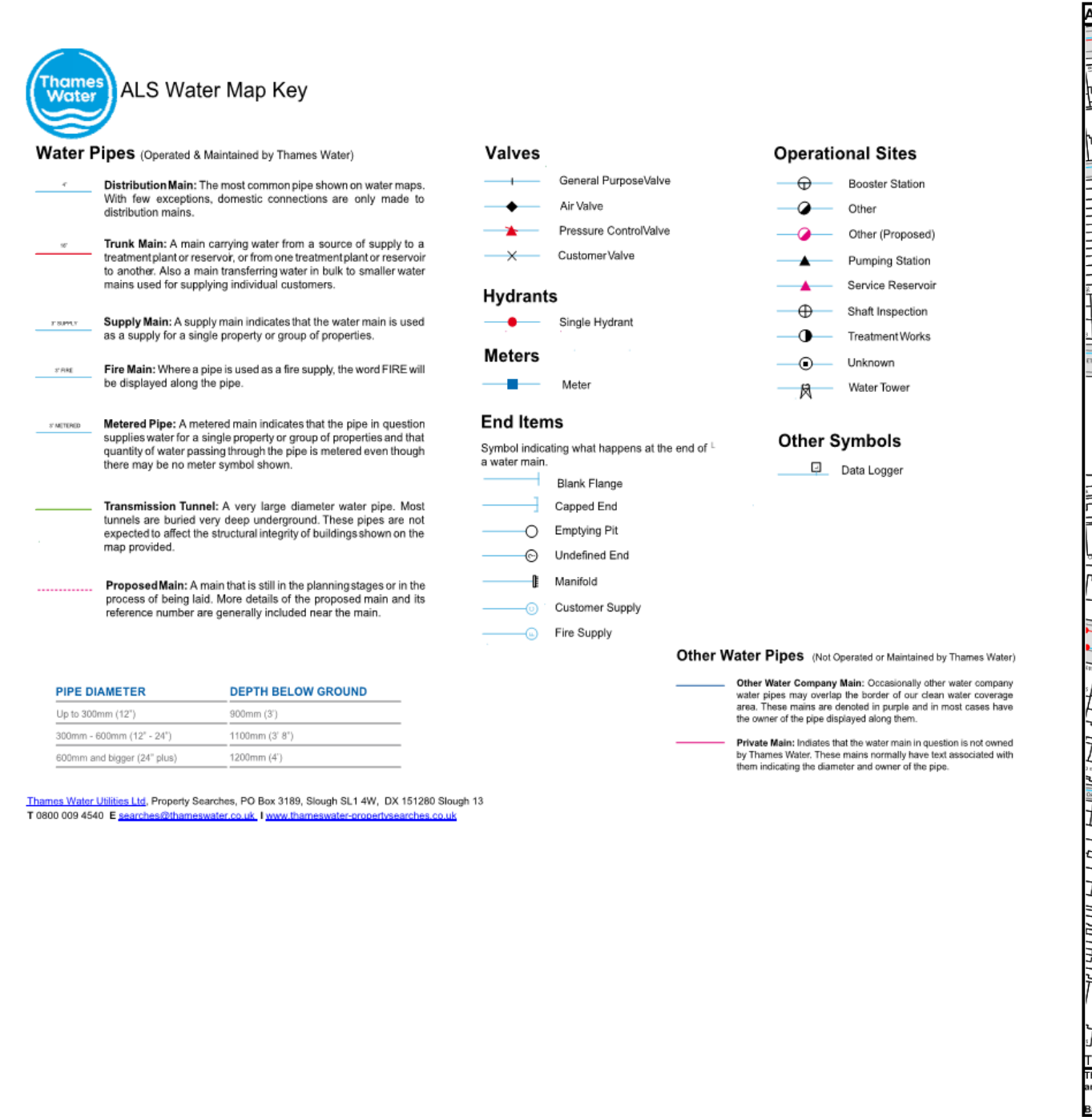
4.4 Vodafone Asset Map



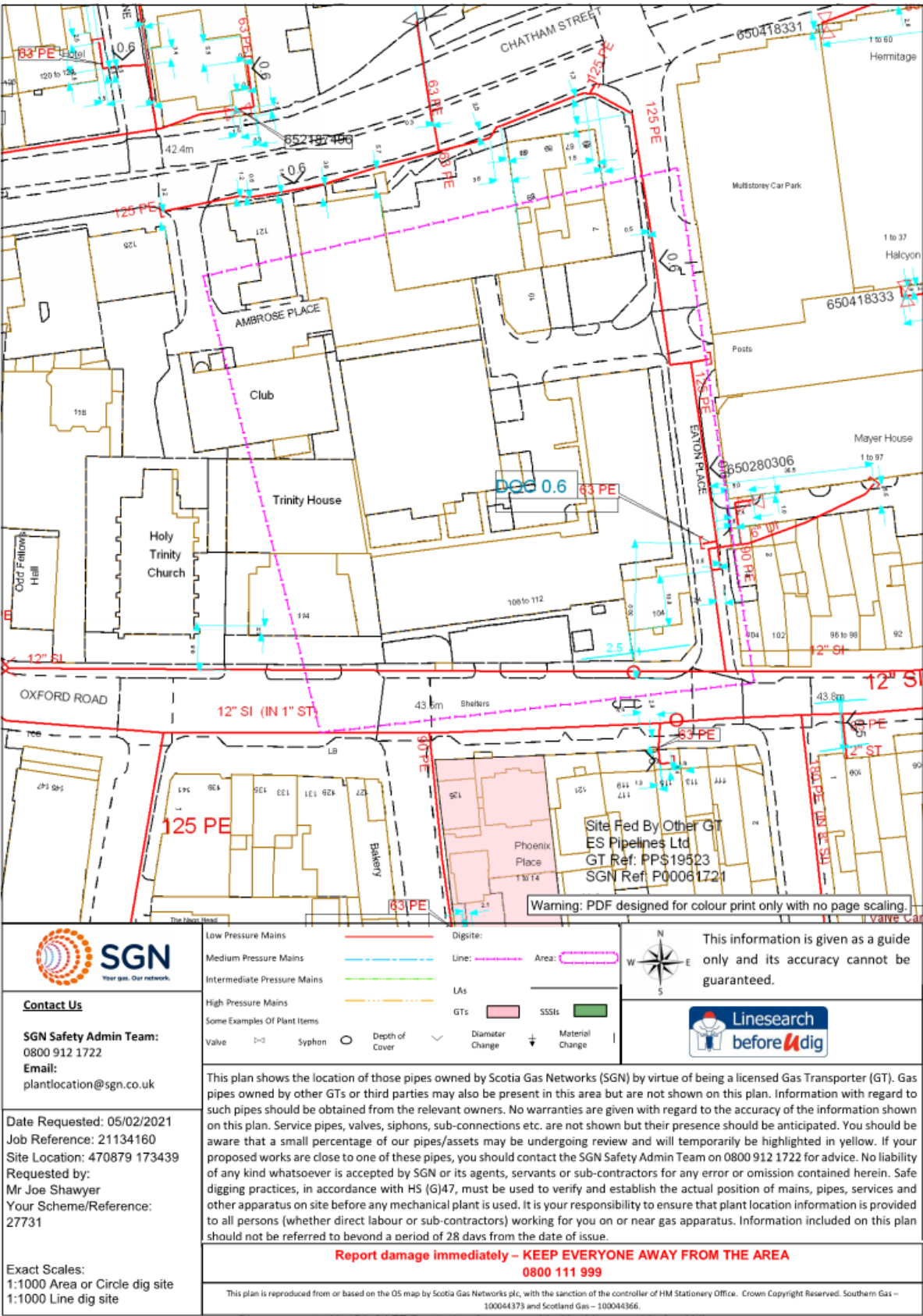
4.5 Zayo Telecom Asset Map



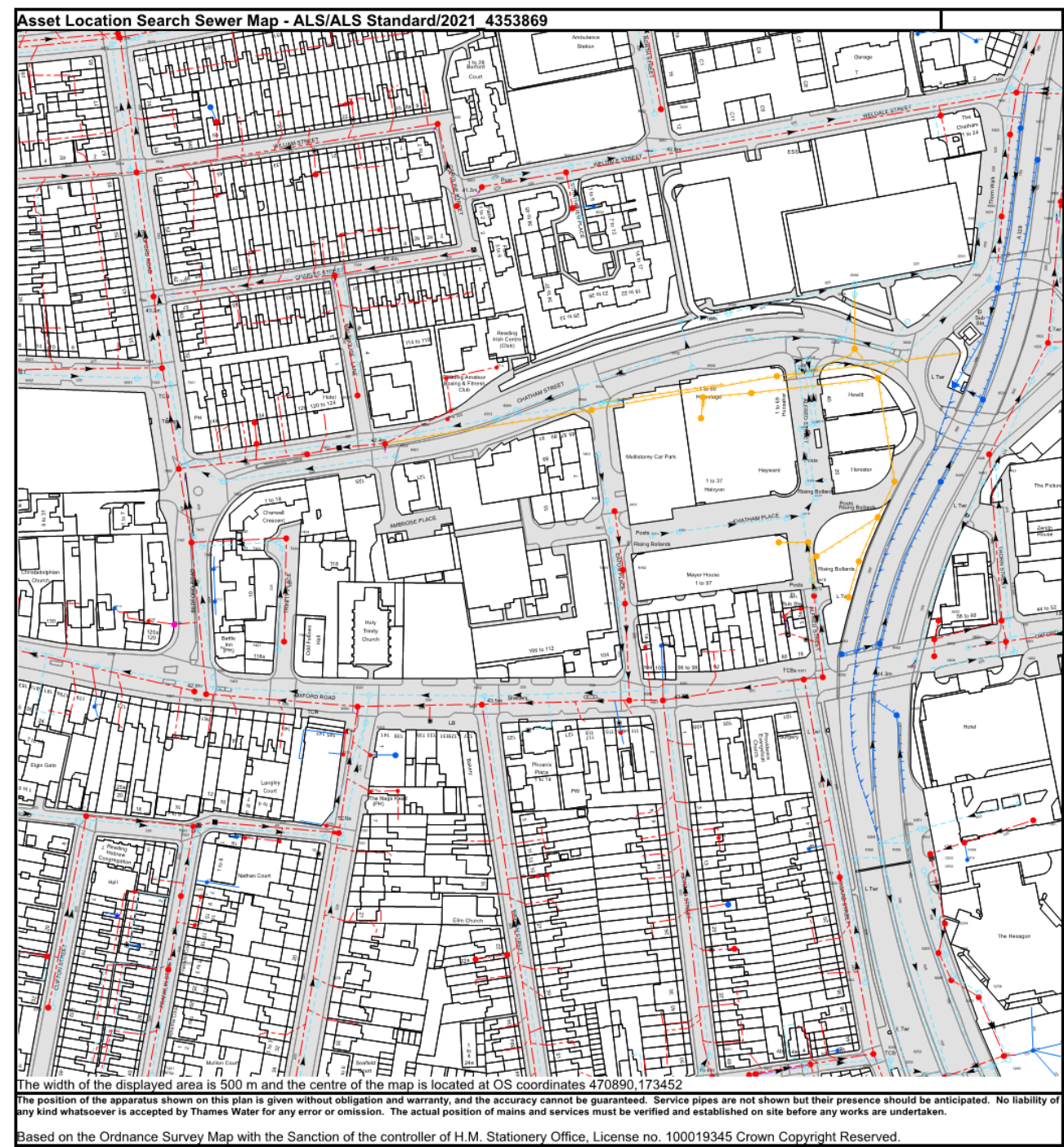
4.6 Thames Water Mains Coldwater Asset Map



4.7 Southern Gas Network Asset Map



4.8 Thames Water Sewers Asset Map





ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

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
- Control Valve
- Drop Pipe
- Auxiliary
- Weir

Operational Controls

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

- Control Valve
- Drop Pipe
- Auxiliary
- 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

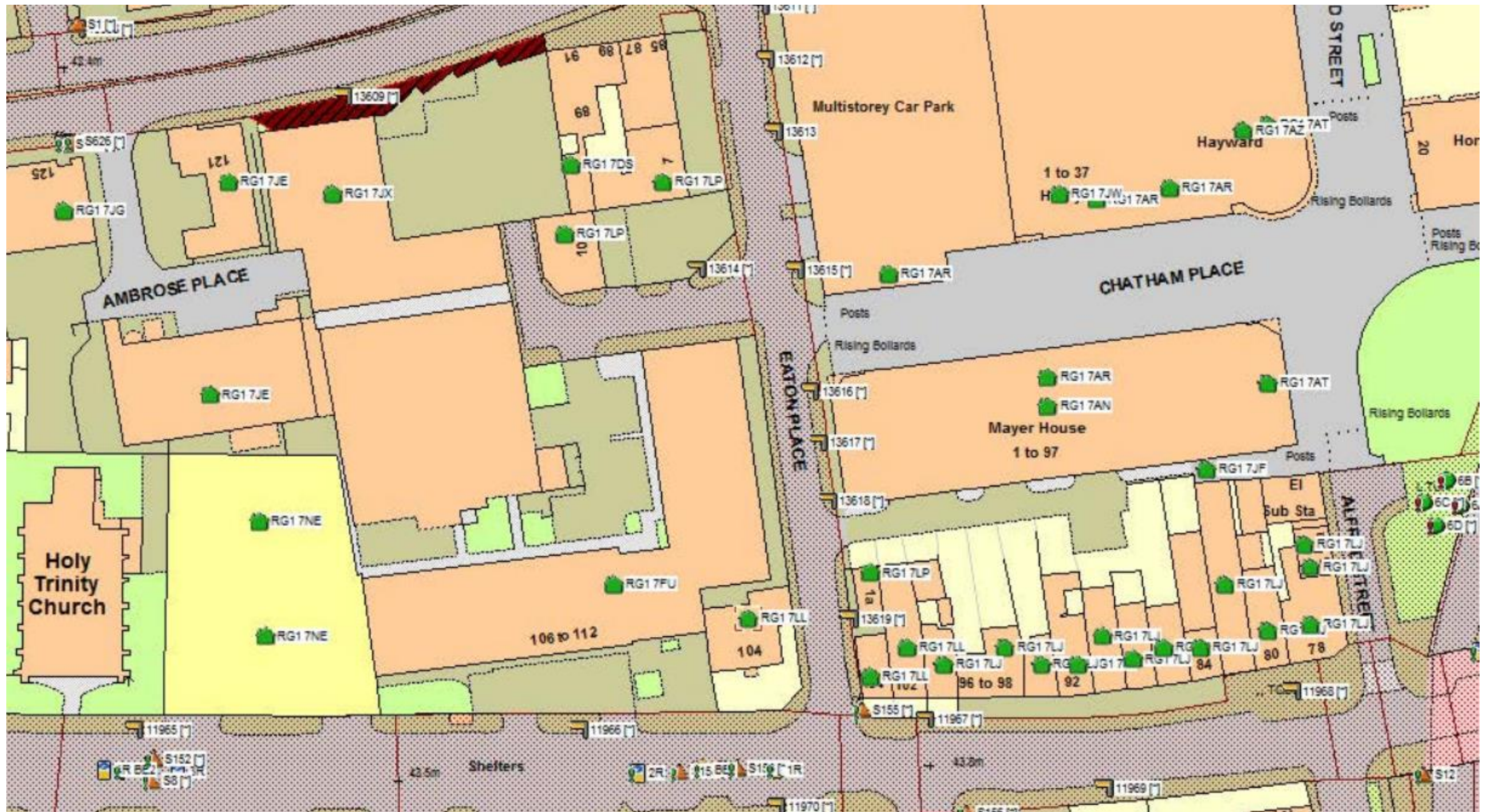
NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0453	36.96	36.16
0404	44	41.34
0403	44.24	41.02
0402	45.02	42.4
0455	n/a	n/a
0452	39.56	38.63
0450	44.05	42.34
0551	36.74	34.98
0451	43.06	42.02
1406	43.44	40.66
1453	43.69	41.86
1404	44.11	40.93
1403	44.18	40.97
1451	44.08	42.22
1452	44.06	42.53
1351	n/a	n/a
1554	44.25	41.29
1301	39.58	38.98
0363	n/a	n/a
0350	39.09	37.13
0351	39.05	37.25
0352	39.43	38.01
0303	39.59	38.65
0205	39.83	38.42
0210	n/a	n/a
0204	39.7	n/a
0256	39.82	37.6
0259	n/a	n/a
0206	40.06	38.44
0257	40.02	37.61
0366	n/a	n/a
031B	n/a	n/a
0258	40	37.38
0207	40.56	38.35
1250	40.74	36.97
1201	42.7	38.27
1251	42.79	37
121C	n/a	n/a
0301	43.98	40.93
0302	43.97	41.01
0463	n/a	n/a
941D	n/a	n/a
941C	n/a	n/a
0462	n/a	n/a
041G	n/a	n/a
041H	n/a	n/a
9403	44.2	41.3
9455	44.15	42.77
0475	n/a	n/a
041A	44.13	42.03
041B	44.5	41.84
9454	44.32	42.95
9402	44.35	41.7
941A	n/a	n/a
941B	n/a	n/a
9453	44.4	43.06
041E	n/a	n/a
041D	44.55	41.55
9401	44.4	42.22
9452	44.36	43.14
041C	44.5	41.5
041F	n/a	n/a
9451	44.41	43.25
051G	n/a	n/a
051E	n/a	n/a
9202	46.48	43.44
9201	46.32	43.34
921B	n/a	n/a
0253	45.86	n/a
921A	46.52	45.225
0250	46.15	44.53
0201	46.12	43.07
0252	45.81	44.22
0251	45.78	44.4
9251	46.36	45.135
0202	45.78	42.82
021A	n/a	n/a
0254	45.27	44.22
82HL	n/a	n/a
92LM	n/a	n/a
92MN	n/a	n/a
0255	44.65	43.44
0203	44.71	n/a
821A	n/a	n/a
821B	n/a	n/a
0359	n/a	n/a
0360	n/a	n/a
031A	n/a	n/a
0358	n/a	n/a
931B	n/a	n/a
931A	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
0365	n/a	n/a
9302	43.82	40.7
9301	43.87	n/a
8352	43.59	42.11
9351	43.81	42.63
7201	45.51	43.3
7303	44.63	41.89
7361	n/a	n/a
721B	n/a	n/a
7352	44.67	42.62
721A	n/a	n/a
7304	42.81	39.42
721C	n/a	n/a
7353	42.89	41.24
731D	n/a	n/a
731F	n/a	n/a
731E	n/a	n/a
7252	47.93	46.51
7359	n/a	n/a
731B	n/a	n/a
7301	45.47	40.68
7351	45.51	43.06
731C	n/a	n/a
731A	n/a	n/a
8302	43.5	40.22
8353	n/a	n/a
8351	43.41	41.75
831A	n/a	n/a
83KJ	n/a	n/a
83MJ	n/a	n/a
83NK	n/a	n/a
82HM	n/a	n/a
8301	43.69	40.28
6254	n/a	n/a
6202	47.72	45.52
6251	47.64	46.2
6351	44.13	42.8
6301	44.13	42.12
631A	n/a	n/a
621C	n/a	n/a
621D	n/a	n/a
7203	49.72	47.33
7251	49.55	n/a
7202	46.86	44.58
7360	n/a	n/a
6354	42.37	40.64
7461	n/a	n/a
7405	43.21	n/a
741A	n/a	n/a
741B	n/a	n/a
641A	n/a	n/a
741D	n/a	n/a
741C	n/a	n/a
7463	n/a	n/a
7464	n/a	n/a
7401	42.06	38.84
7462	n/a	n/a
7404	42.75	39.79
7465	n/a	n/a
7452	41.71	40.08
0556	n/a	n/a
061B	n/a	n/a
071C	n/a	n/a
06NL	n/a	n/a
071B	n/a	n/a
0561	n/a	n/a
061A	n/a	n/a
0651	42.03	39.38
1555	n/a	n/a
1556	n/a	n/a
1654	43.17	39.14
1604	43.33	38.57
1603	41.07	37.47
1651	39.73	37.99
1601	39.77	36.86
1653	39.51	38.65
1662	n/a	n/a
1502	44.36	40.65
1553	44.31	41.19
1656	n/a	n/a
1605	42.88	38.69
1657	42.13	39.43
1606	n/a	n/a
051F	n/a	n/a
8553	43.73	41.78
851C	n/a	n/a
8554	43.89	42.48
9566	n/a	n/a
951A	n/a	n/a
9554	44.65	43.23
051C	n/a	n/a
051D	n/a	n/a
051A	44.6	41.03

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9558	n/a	n/a
851A	n/a	n/a
051B	44.07	40.63
9552	45.24	43.87
051H	n/a	n/a
0555	44.07	42.09
0558	44.6	41.79
9553	45.29	44.09
9559	n/a	n/a
9560	43.88	40.72
0559	n/a	n/a
0560	41.48	40.26
9654	41.81	40.38
9601	41.73	39.71
961A	n/a	n/a
8602	41.18	38.42
8601	41.49	38.8
9605	41.39	38.43
6604	39.23	36.23
6654	39.26	37.12
9655	41.34	40.04
9651	41.04	39.67
8603	39.82	37.24
76JN	n/a	n/a
9652	39.98	38.18
9604	39.96	36.78
76KJ	n/a	n/a
761B	n/a	n/a
76FN	n/a	n/a
6651	38.33	36.45
6601	38.49	35.58
6602	38.37	35.62
7402	41.47	38.28
7451	41.45	39.85
8451	42.54	41.01
7403	41.94	n/a
75JJ	n/a	n/a
8503	42.44	39.34
8552	42.72	41.2
75JK	n/a	n/a
851D	n/a	n/a
8501	41.62	38.82
7551	40.83	39.32
6551	40.75	39.46
851B	n/a	n/a
7552	40.8	38.39
6501	41.18	38.09
7501	40.72	37.37
7502	40.18	36.78
7553	40.02	38.9
7503	40.18	37.44
7554	40.12	39.27
761C	n/a	n/a
861A	n/a	n/a
761A	n/a	n/a
76HL	n/a	n/a
6652	38.51	36.42
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.		

4.9 Reading Council Lighting Asset Map



4.10 Overview of Services Providers within the Area

Type	Data Supplier	Date Sent	Assets in Area
Electricity	Last Mile	5/2	
Electricity	SSE	5/2	X
Electricity	Utility Assets Ltd	5/2	
Gas/Electricity	ESP	5/2	
Gas/Electricity	Cadent	5/2	
Gas	GTC	5/2	
Gas	Southern Gas Networks	5/2	X
Mobile Phone Masts	Mast Data	5/2	
Telecom	BskyB Telecommunications Services Ltd	5/2	
Telecom	BT	5/2	X
Telecom	C.A. Telecom - Colt	5/2	
Telecom	CityFibre	5/2	
Telecom	euNetworks	5/2	
Telecom	Instalcom Ltd	5/2	
Telecom	MBNL	5/2	
Telecom	Trafficmaster	5/2	
Telecom	Verizon	5/2	
Telecom	Virgin Media	5/2	X
Telecom	Vodafone	5/2	X
Telecom	Zayo	5/2	X
Transport	Network Rail	5/2	
Various	HSE	5/2	
Various	LinesearchbeforeUdig	5/2	
Water Mains	Thames Water	5/2	X
Sewers	Thames Water	5/2	X
District Energy	ENGIE	5/2	
Street Lighting	Reading Council	5/2	X

4.11 National Joint Utilities Group (NJUG) Typical Arrangements

