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buildings
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Shaviram Group

35-39 Friar Street Development

210771

Utilities Statement

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www.cpw.com



Sustainability at our core.

Document Revision History			Ref	210771 35 Friar Street Development	
Rev	Author	Verification By	Date	Suitability	Comments / Status
A	TW/KW	AK	11/03/2022	S3	For Planning

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1.0 Introduction

CPW are Mechanical, Electrical and Sustainability consultants appointed by Shaviram Group to provide consultancy services and design for the new Friar Street development in Reading, United Kingdom. This Utilities Statement has been produced in order to support the planning application on this scheme.

The local utility network operators are as follows:

- Water – Thames Water
- Gas – Southern Gas Network (SGN)
- Electricity – Scottish and Southern Energy Networks Ltd (SSEN)
- British Telecom (BT)

The 35 Friar Street project is a proposed mixed-use development consisting of:

- 103 No. Apartments
- 1No. Restaurant
- 3No. Retail Units

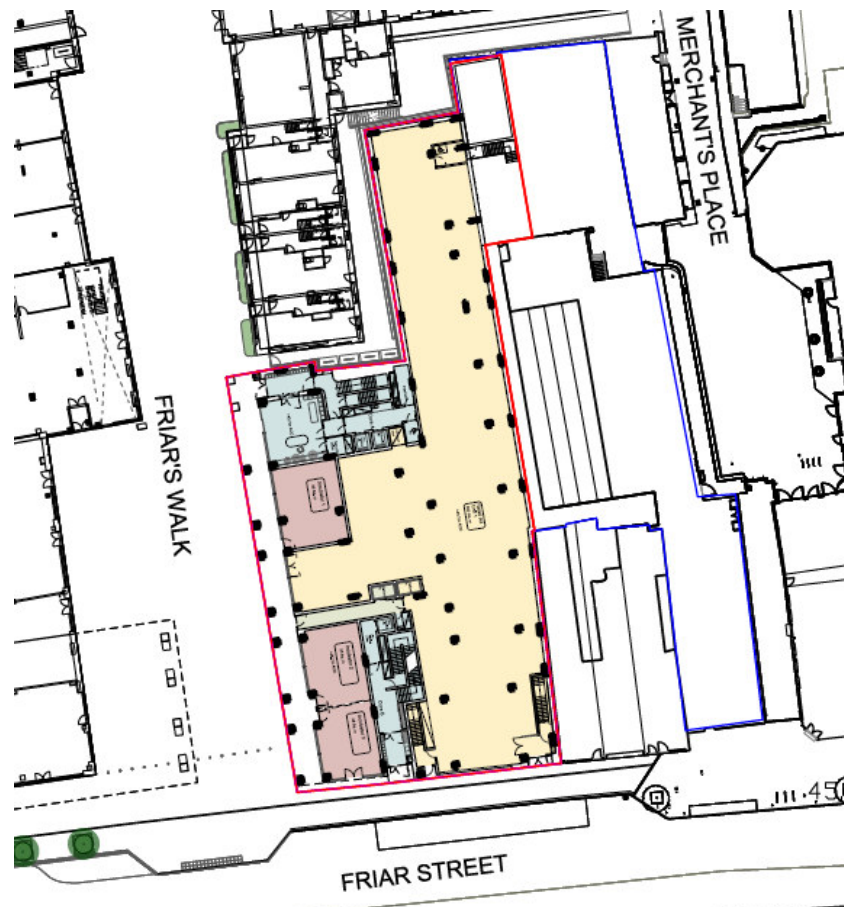
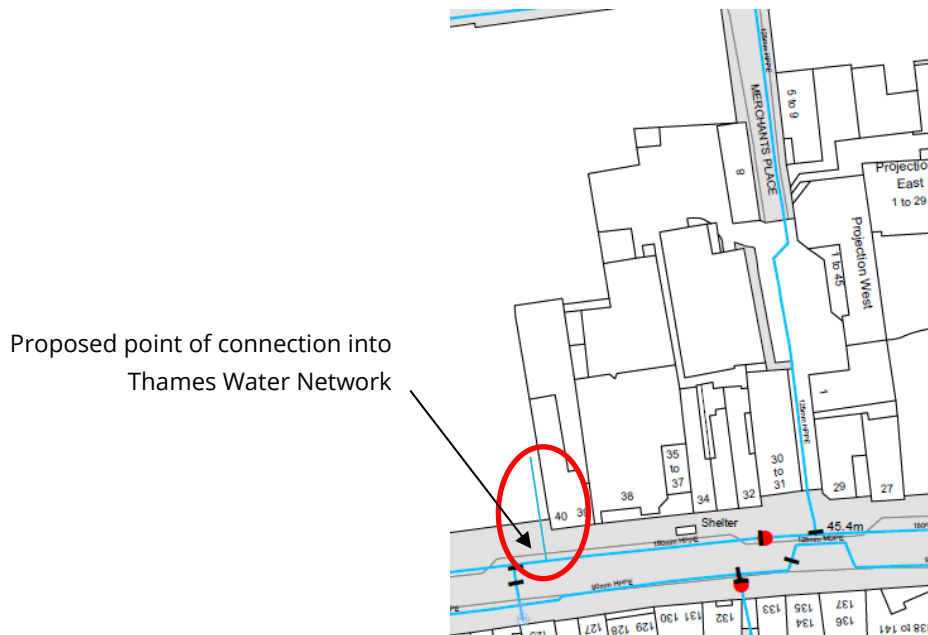


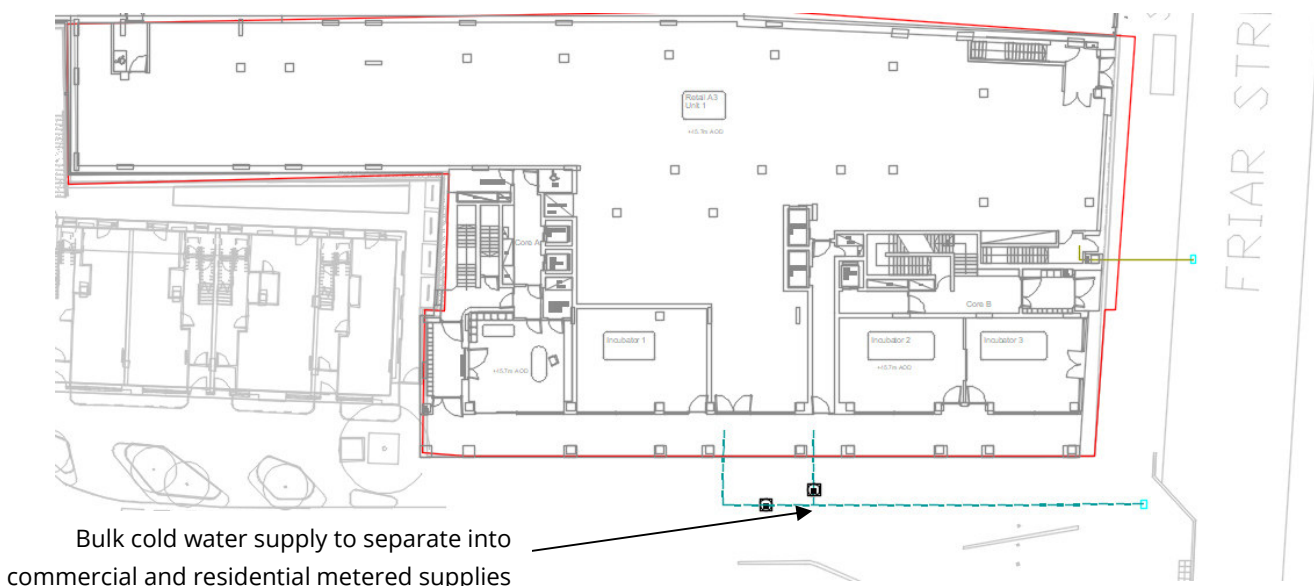
Figure 1 Friar Street - Site Plan

2.0 Cold Water Services

A bulk mains water supply will be required from the regional water provider (Thames Water) to serve the new development. New metered water supplies will be required to serve the Commercial spaces and Residential accommodation.



Incoming water will be fed from a new Mains Cold Water connection made into the Thames Water network located within Friar Street. From the single point of connection to the Thames Water network, the Residential and Commercial systems via separate metered supplies to the respective residential and commercial tank rooms.



Each Mixed use / retail space at ground level will be supplied with a utility metered isolated capped supply, fed from the commercial branch of the bulk Mains Cold Water supply into the Commercial Sprinkler Tank room for extension by future tenants.

The following initial flow rates have been calculated for each element of the development, indicating the total incoming flow rate required from the network:

Incoming Flow Rates	Design flow rate (L/s)
Residential Load + Staff Facilities	2.96
Restaurant	2.58
Retail 1 (mains)	0.32
Retail 2 (mains)	0.32
Retail 3 (mains)	0.32
Total	6.5

A capacity check request was submitted to Thames Water, in order to assess the networks capabilities of incorporating the new development, as per recommended guidance by Thames Water.

Thames Water's assessment concludes that the network in the vicinity of Friar Street has sufficient capacity to supply the first 60 properties of the proposed development. However, it is currently unable to meet the needs of our full development consisting of 103 residential flats, a restaurant and retail space.

Thames Water have stated they shall carry out modelling to confirm whether reinforcement to the local network infrastructure is necessary to deliver the capacity the development requires.

The capacity report produced by Thames Water has been submitted as an appendix to this report.

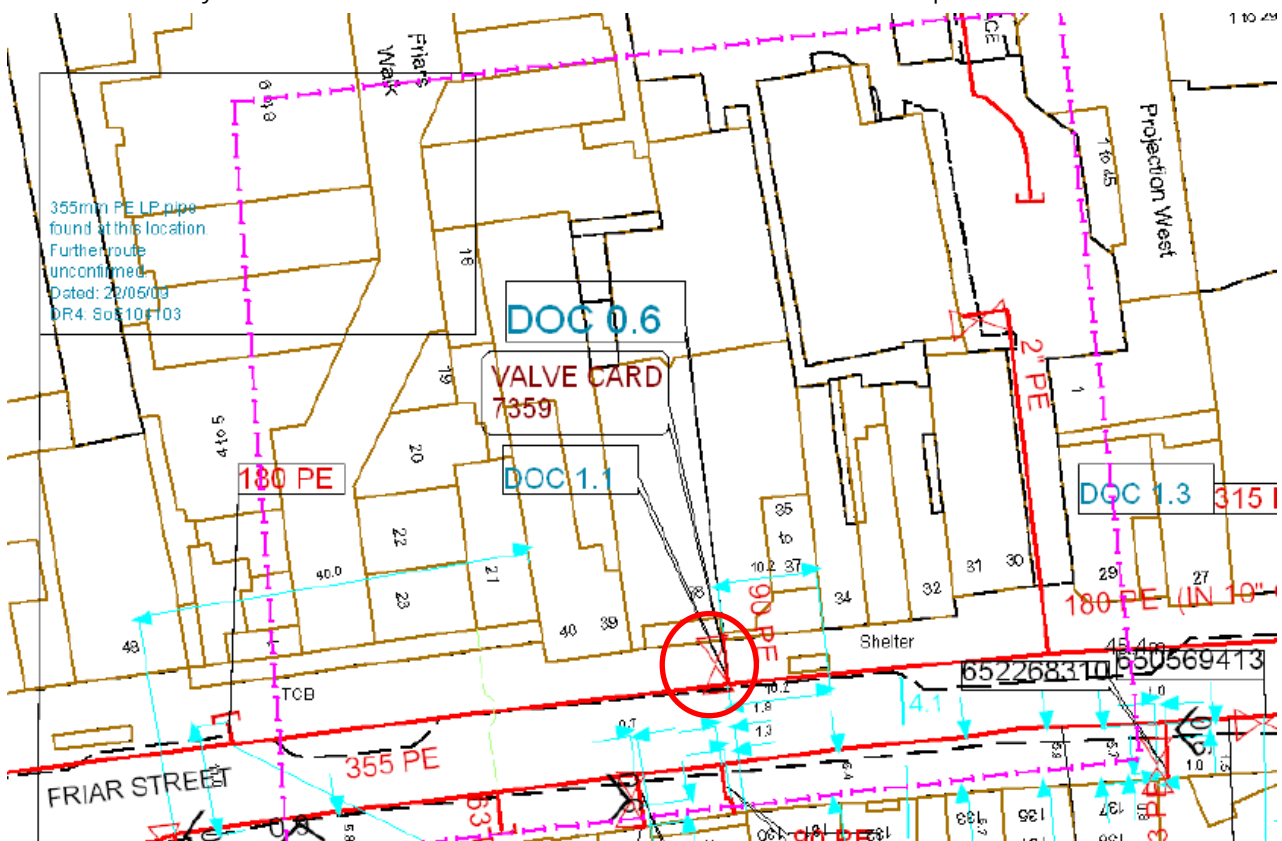
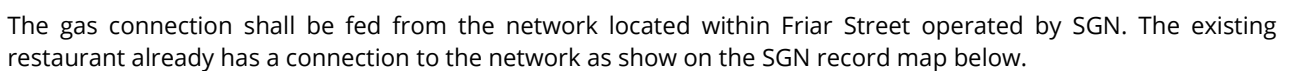
Thames Water shall commence modelling once the proposed development achieves outline or full planning permission.

All connections and water installations are to be carried out to BS EN 806-1,2,3,4, &5 and in accordance with the complementary guidance to BS 806 – BS 8558: 2011 & the water regulations and bylaws.

An incoming gas supply shall be provided to serve the Kitchen of the restaurant proposed on the ground and basement level of the development.

METER INTERNAL INSTALLATION ABOVE GROUND

BUILDING ENTRY



4.0 Incoming Electricity Services

CPW have undertaken estimated maximum demand calculations that indicate the total load for the development to be: 1016 kVA, as can be seen within the calculation summary table below:

Project name:	Friar Street		
Client:	Shaviram Group		
CPW REF:	210771		
Date:	22/02/2022		
Revision:	C		
		Load (kVA)	Comments
Substation	TOTAL	1016	1.0 MVA TRANSFORMER
	Residential	602	
	Cosmo	351	
	Incubators	64	

During CPWs stage 2 utility investigations, we have been able to determine that the local electricity utility supplier is Scottish and Southern Energy Networks Ltd (SSEN). CPW have submitted an application for a new electricity supply with SSEN – liaison and communication has been referenced within the CPW utility tracker. The application has been produced around the proposed intended strategy whereby the development shall be provided with a new dedicated substation. The application has been submitted for an internally located substation, as the scheme has developed, CPW shall re-submit the application to SSE and allow for a new, externally located 1 MVA substation.

At present, SSEN have not returned the electrical capacity statement for the local network, until this is available the project should consider the point of connection (PoC) a risk item.

On 7th of March 2022, CPW attended a meeting with SSE and were advised on an electrical capacity shortage within SSE area. CPW have advised the Client that electrical network reinforcement works are likely to be required in Reading and that most likely large electrical connections might not be available before 2028.

This issue is likely a consequence of LZC requirements and planning conditions, electrification of heat systems, increasing amount of heat pumps and EV chargers' installations.

To secure the electrical load, CPW have advised the Client to progress with the application for the electrical connection as soon as possible.

If the electrical load shall not be available to progress with based on an air source heat pump heating strategy, the proposed development could consider a switch to a gas-fuelled heating solution at the approval of the Planning Committee, although this would have significant impact on meeting of energy and carbon targets. Alternatively, the council could look to accelerate the future plans a local district heating network to allow for a connection to the new development.

Utilities Statement



This new dedicated substation shall provide 4No. outgoing circuit for the following connections:

- COSMO Supply
- Retail Unit 1
- Retail Unit 2
- Retail Unit 3
- Tenants Primary Supply
- Landlords Primary Supply

The above connections (with exception of the Tenants Primary Supply) shall terminate into a heavy duty cut out, CT Chamber and Meter or Dedicated floor mounted metering cubicle.

The Tenants Primary supply shall terminate into a sealed, unmetered ryefield panel or MSDB that shall distribute to tenant meter positions within the electrical riser.

5.0 Incoming Data Services

CPW have assessed the local BT infrastructure database and although the exact connection point of their network is yet to be determined (subject to application to BT post planning approval), it is indicated that there is local BT infrastructure in the surrounding areas along Friar Street and Merchants Place.



BT Openreach infrastructure map

6.0 Secondary Electrical Systems (Life Safety) / Generator

There are a number of life safety systems that are required to be provided with secondary electrical supplies, these include but are not limited to:

- Sprinkler Systems (Residential)
- Sprinkler Systems (Commercial)
- Smoke Extract Ventilation Systems (Residential)
- Fire Fighting and Evacuation Lifts (Residential)

The intention shall be to combine the supply sources for the commercial and residential areas and derive their required secondary electrical supplies from a dedicated LV generator.

The LV generator can be located externally and housed within a dedicated container. The proposal shall be to release waste combustion gasses directly above the generator, as no provision has been allocated for routing the flu to roof level within the building. The location of the generator is subject to confirmation of the air quality assessor.

The intention shall be for the generator to serve a dedicated life safety switch panel located within a secondary supply switchroom at basement / ground floor level. Circuits serving life safety equipment that shall be distributed in 120 minute fire rated / impact protected cabling such as FP600S or AEI firetech impact power. Cables over 70mm shall be required to be cleated.

Cables serving life safety equipment shall generally terminate into an Automatic Transfer Switch (ATS) complete with single by-pass and provided with DEEPSEA controllers. ATS's shall be located as close as practically possible to the equipment they are intended to serve.

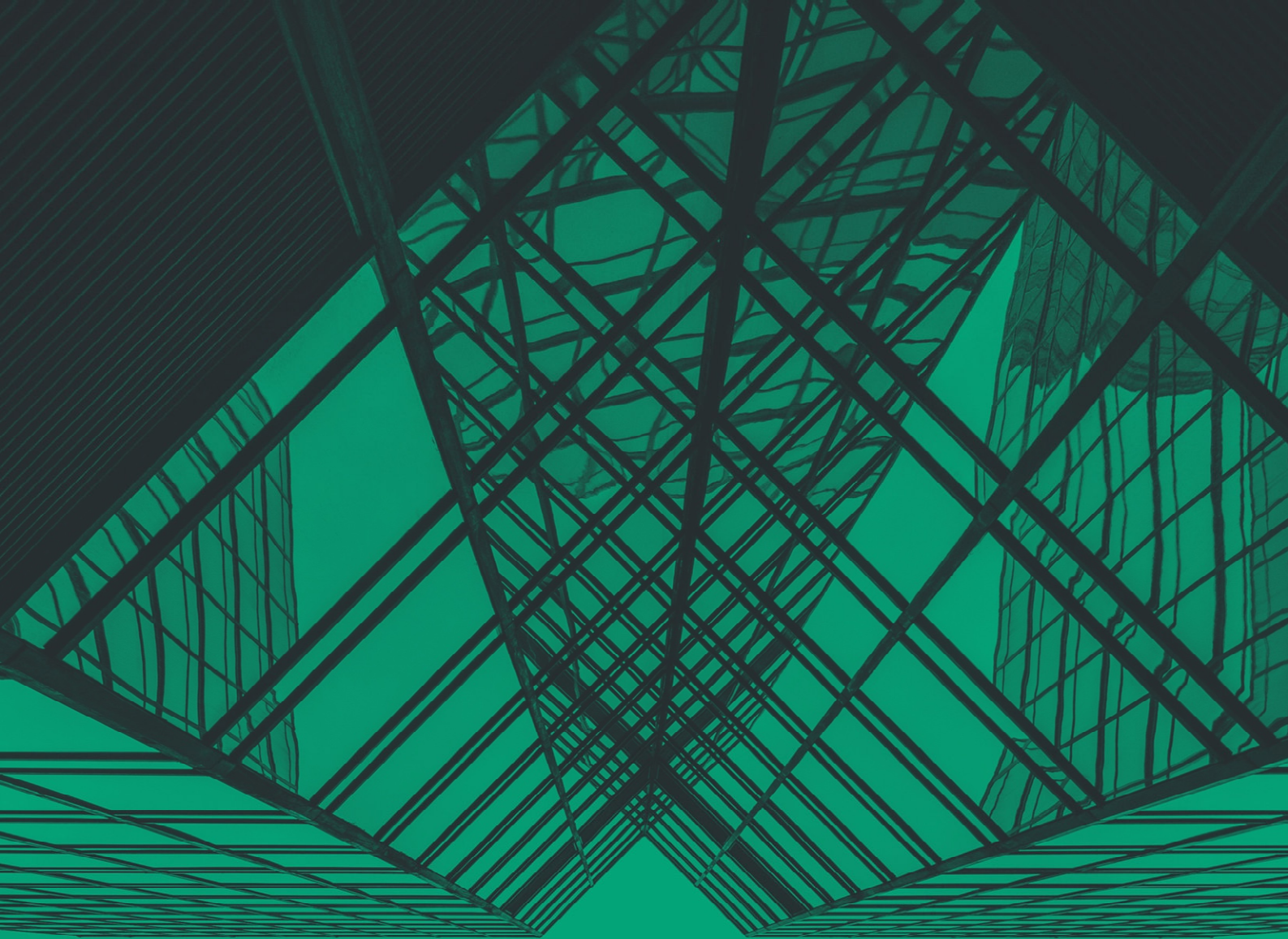
7.0 Appendices

7.1 Appendix A - Thames Water Asset Location Search

7.2 Appendix B - Thames Water Capacity Report

7.3 Appendix C - SGN Mains Record Map

7.4 Appendix D – BT Openreach Record Map



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Asset location search



Property Searches

JM Enviro Limited
Mast House Topsham,

DEVON
EX3 0HE

Search address supplied 35-39
Friar Street
Reading
RG1 1DX

Your reference P253 FRIAR STREET

Our reference ALS/ALS Standard/2022_4590282

Search date 17 February 2022

Knowledge of features below the surface is essential for every development

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

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

Contact us to find out more.



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



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



0800 009 4540

Search address supplied: 35-39, Friar Street, Reading, RG1 1DX

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

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

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

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

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

For your guidance:

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

Clean Water Services

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

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

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



For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

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

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

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

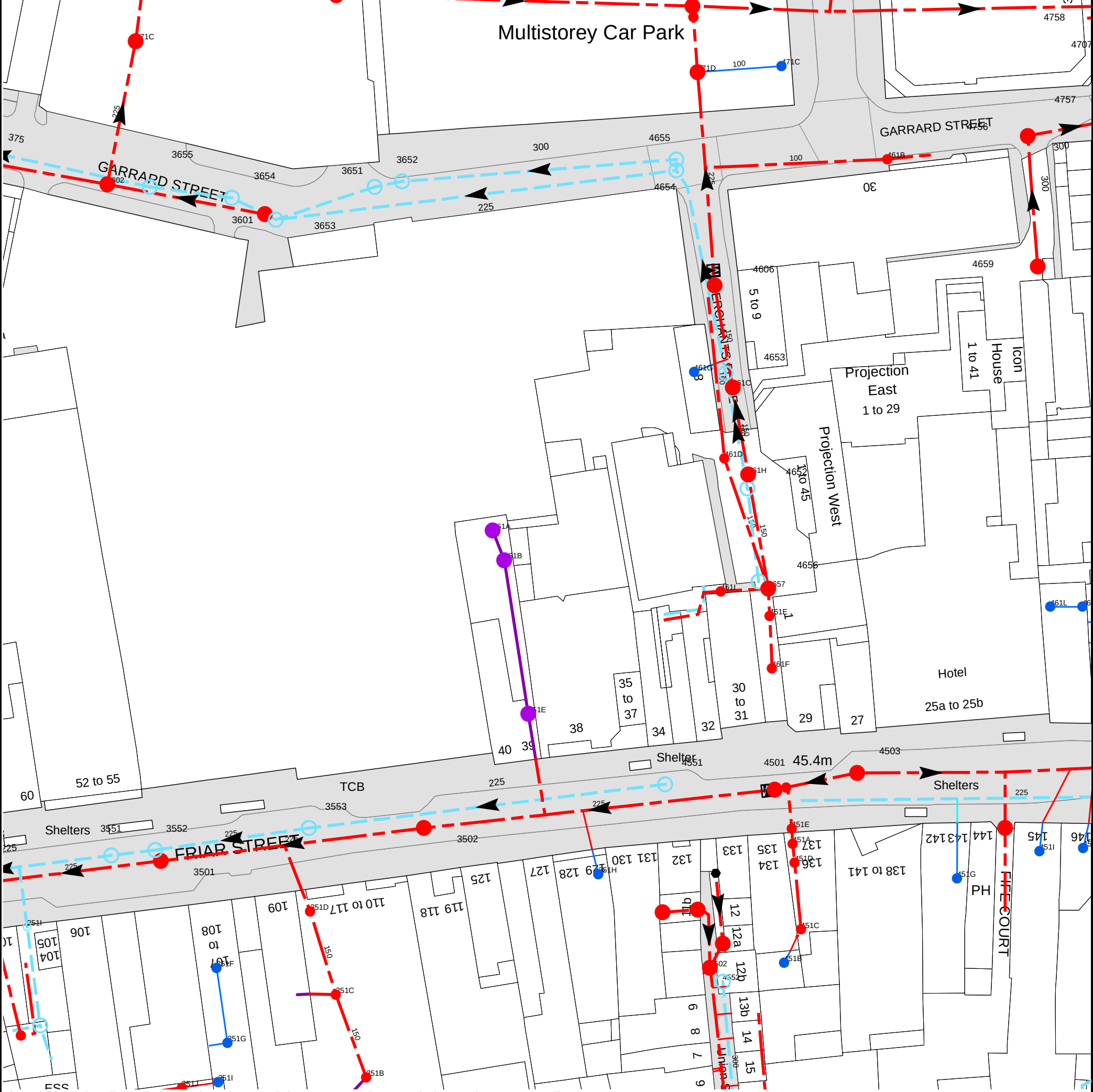
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

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

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

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471390,173629
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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

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

Manhole Reference	Manhole Cover Level	Manhole Invert Level
351J	n/a	n/a
351I	n/a	n/a
351B	n/a	n/a
351G	n/a	n/a
25LL	n/a	n/a
25LF	n/a	n/a
4659	n/a	n/a
461B	n/a	n/a
4756	n/a	n/a
471D	n/a	n/a
471C	n/a	n/a
451J	n/a	n/a
4552	45.52	44.71
4502	45.53	42.88
451B	n/a	n/a
4556	n/a	n/a
451C	n/a	n/a
4557	n/a	n/a
451G	n/a	n/a
451D	n/a	n/a
451I	n/a	n/a
451A	n/a	n/a
451E	n/a	n/a
45MJ	n/a	n/a
4501	45.54	42.35
4503	n/a	n/a
461F	n/a	n/a
461E	n/a	n/a
461L	n/a	n/a
461K	n/a	n/a
461I	n/a	n/a
4657	n/a	n/a
4656	n/a	n/a
4652	44.08	42.78
461H	n/a	n/a
461D	n/a	n/a
461C	n/a	n/a
4653	42.67	41.26
4606	41.29	39.93
3653	39.07	37.54
3601	39.03	36.67
3654	39.02	37.52
3651	39.09	37.42
3655	38.96	37.43
3602	38.96	36.25
3652	39.08	37.54
4654	39.53	n/a
4655	39.49	38.06
371C	n/a	n/a
4706	38.12	n/a
3702	38.8	n/a
351C	n/a	n/a
351F	n/a	n/a
251I	n/a	n/a
4558	n/a	n/a
351D	n/a	n/a
351H	n/a	n/a
3501	45.42	41.65
3551	45.36	43.37
3552	45.43	43.4
3502	45.59	41.92
3553	45.49	43.51
4551	45.62	43.9
351E	n/a	n/a
361B	n/a	n/a
361A	n/a	n/a
461G	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

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

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

Notes:

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

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

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

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

Areas

Lines denoting areas of underground surveys, etc.

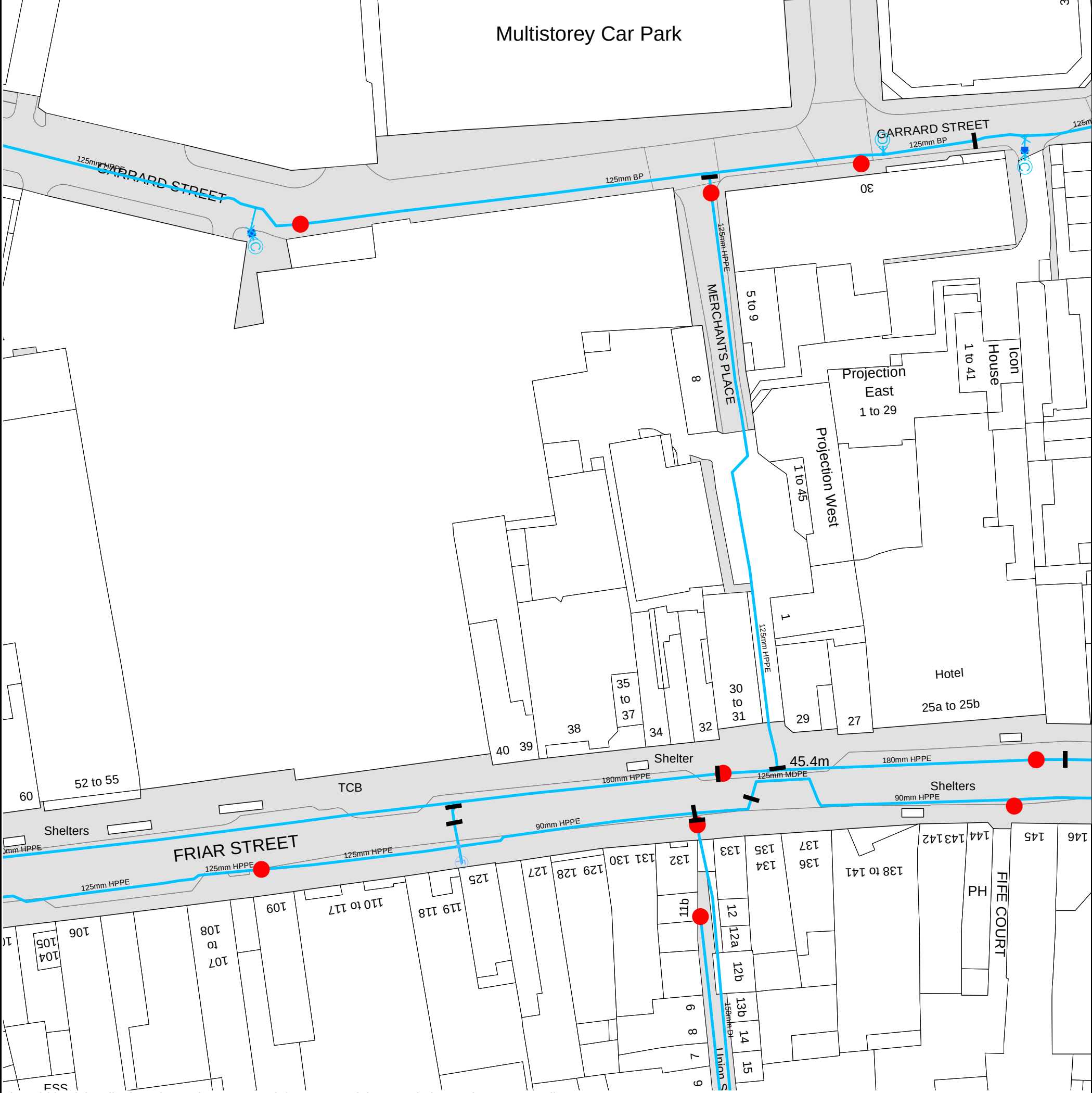
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

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

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

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



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471390, 173629.

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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

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

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

Valves

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

Hydrants

- Single Hydrant

Meters

- Meter

End Items

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

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

Operational Sites

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

Other Symbols

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

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

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

Terms and Conditions

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

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

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

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

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

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

Ways to pay your bill

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

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



Your reference: DS6092060

Your site address: 35 Friar Street, Reading RG1 1DX

Mr Tom Willer
CPW
Bolsover House
5-6 Clipstone Street
Fitzrovia
London
W1W 6BB

Clean water capacity report

Status: Capacity concerns

Date: 27th January 2022

Validity: Valid until 26th January 2023 or for the duration of your Local Authority planning permission when this report is used to support your application.

We confirm that there will be sufficient capacity on our clean water network to serve the following properties on your development: 60 residential flats, a 200-seat restaurant and 206m² of retail space.

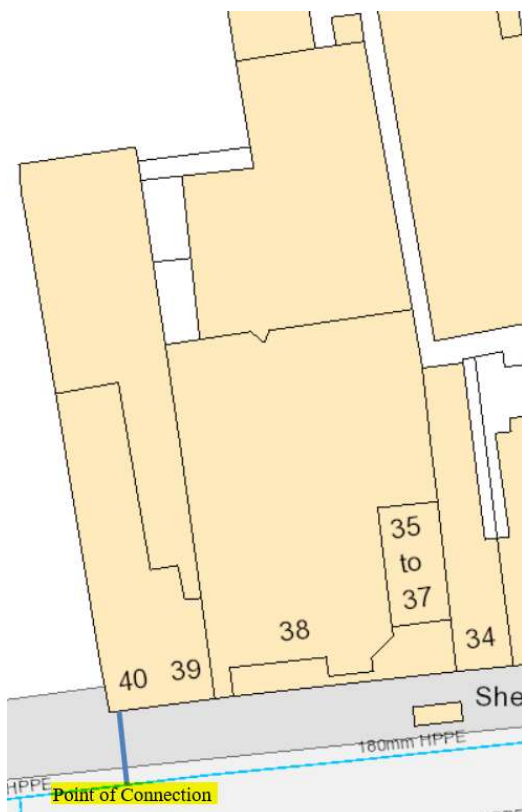
However, we're unable to confirm capacity for your whole development consisting of 103 residential flats, a 200-seat restaurant and 206m² of retail space without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection / Your preferred point of connection

180mm main on Friar Street.





Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

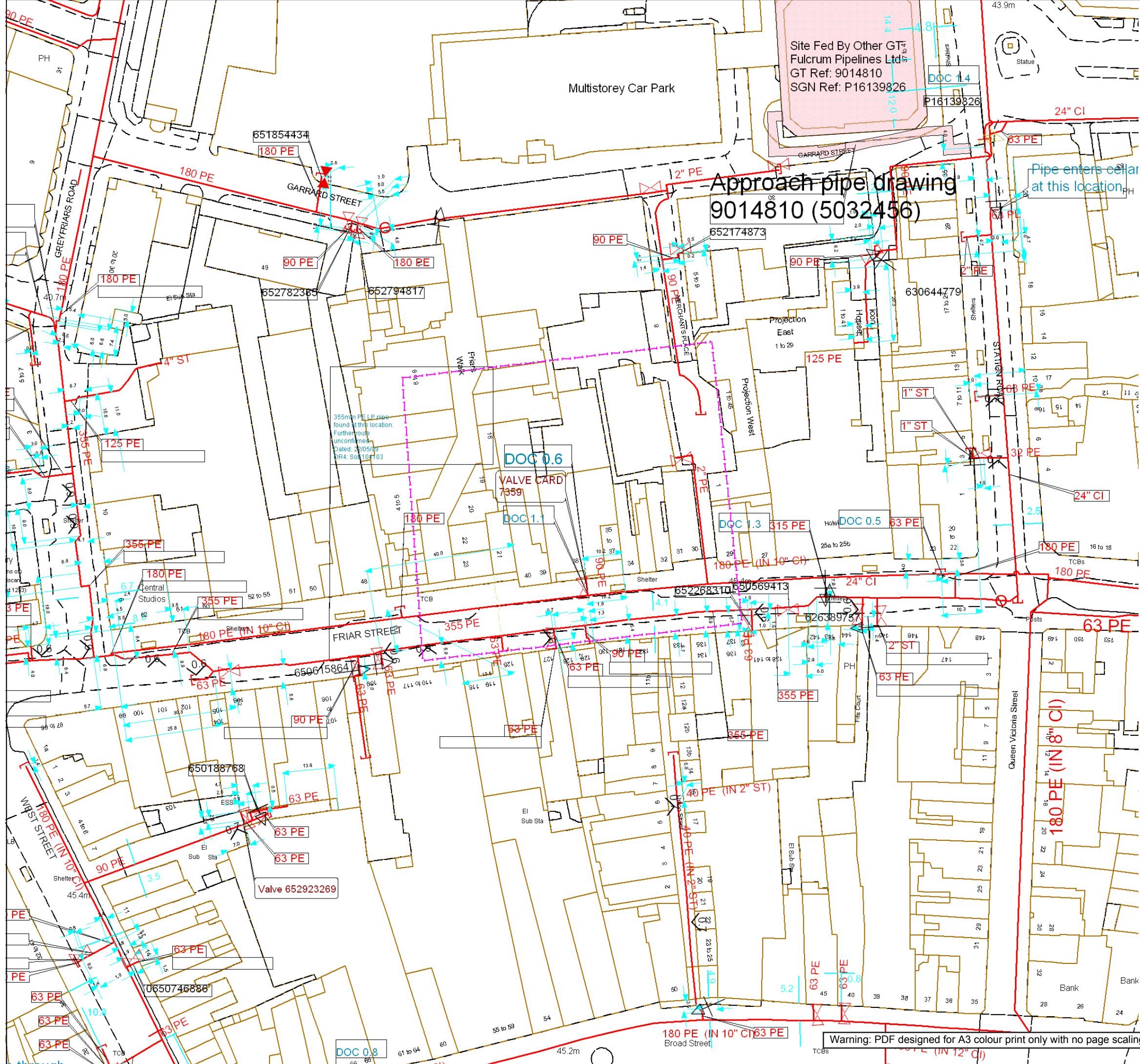
It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0845 070 9148.



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 19/01/2022
Job Reference: 24446802
Site Location: 471394 173611
Requested by:
Mr Tom Willer
Your Scheme/Reference:
35FriarSt
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

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

SSSIs

Digsite: Line: Area:

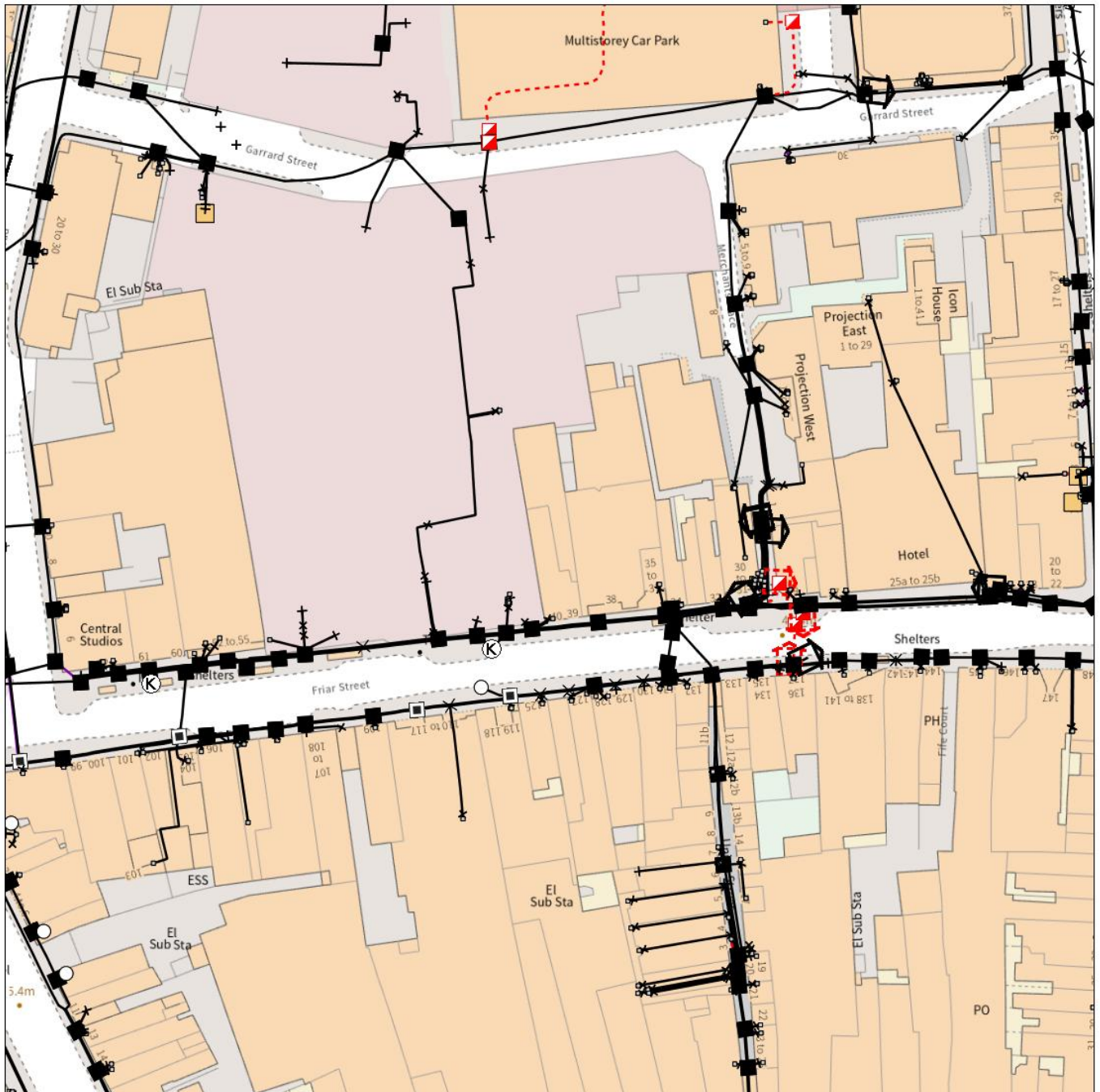


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Map Symbols

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

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbvd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbvd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : EZP04034V

Map Reference : (centre) SU7138073605

Easting/Northing : (centre) 471380,173605

Issued : 22/02/2022 16:03:20

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk