

71-73 CAVERSHAM ROAD

Reading

Utilities Assessment



UTILITIES ASSESSMENT

71 – 73 Caversham Road, Reading, RG1 8JA

HLEF 82598
Utilities Assessment
003
17 February 2022

REPORT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
001	Draft	Naomi Ward	Daniel Percival	Matthew Bell	September 2019
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003	Updated Draft to reflect scheme update	Nathan Pannifer	Matthew Bell	Matthew Bell	February 2022
004	Updated following Client comments	Nathan Pannifer			

Approval for issue

Matthew Bell

16 October 2019

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Prepared by:

Prepared for:

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1 INTRODUCTION

- 1.1 RPS has been commissioned by S2 Caversham Ltd to prepare a Utilities Assessment to support the planning application for a mixed use development at 71 – 73 Caversham Road (postcode: RG1 8JA).
- 1.2 This Utilities Assessment has been prepared in order to assess the capacity of the surrounding utilities network to accommodate the proposed development.
- 1.3 This report is compiled using the information obtained from the following main local utility service providers:
- Thames Water (TW);
 - Scottish and Southern Electricity Networks (SSEN);
 - SGN; and
 - British Telecom (BT).
- 1.4 Each provider had been asked to provide written confirmation that the surrounding network has sufficient capacity to serve the proposed development. The utility companies have reviewed their own records and maps of the immediate vicinity and consider the existing loadings on the surrounding network.
- 1.5 Once the existing network has been reviewed, the providers have established the feasibility of using existing infrastructure to serve the proposed development, and where required, identified the extent of upgrade/ reinforcement works and associated costs that may be required to serve the development.
- 1.6 In an event that the surrounding network does not have sufficient capacity, the provider has been instructed to provide a budget estimate for any upgrade works that will be required to accommodate the proposal.
- 1.7 An additional search has been undertaken to establish the presence of any infrastructure owned or operated by other local utility providers.
- 1.8 Information received from the utility providers is included within the appendices of this report.
- 1.9 It should be noted that:
- Plans provided from utility providers are indicative only and the location of services should be confirmed on site via a site survey;
 - The responses received will typically be valid for a 12 month timeframe from the response date; and
 - Further, detailed connection applications will be required in line with specific utility provider requirements.
- 1.10 The relevant pre-planning queries were submitted on the basis of the most up to date plans at the time (i.e. redevelopment of existing building to provide 29 residential units and commercial use on the ground floor). The plans provided were produced by JTP Studios (Drawing reference: 01662).

2 EXISTING SITE AND PROPOSED DEVELOPMENT

- 2.1 The site is located within Reading Borough Council area at National Grid Reference (NGR) SU 71243 74038. The site is located within a predominantly commercial setting. The application site is approximately 0.15 hectares in size and is located south of Northfield Road and west of Caversham Road.
- 2.2 The existing site is occupied by a vacant retail warehouse which was previously in use as a DIY/Ironmongers supplies. This vacant retail warehouse occupies the majority of the site and will be demolished as part of the proposed development.
- 2.3 There are also two small office buildings to the west of the site which are to be retained.
- 2.4 It is understood that the application seeks planning permission for the redevelopment of the vacant retail warehouse for commercial and residential purposes. Commercial usage is proposed on the ground floor comprising of a retail unit (311.09 m²) in addition to a double bedroom flat (86.61 m²), a cycle store (22.96 m²), a refuse store (22.96 m²) and single plant rooms (27.95 m²).
- 2.5 The remaining residential unit proposed are located across the 1st to 6th floor. In total, 29 residential units comprising of a mixture of one and two-bedroom apartments are proposed.
- 2.6 The proposed development plans are included in **Appendix A**.

3 GAS

- 3.1 SGN are responsible for the supply of gas within the vicinity of the site.
- 3.2 SGN have provided an asset location plan which identifies the location of gas mains within the vicinity of the site. The asset location plan identifies the presence of a low-pressure gas main located in the west of the site immediately east of the existing two small office buildings. This gas main is identified as being connected to a low-pressure gas main within Northfield Road and Caversham Road. A medium pressure gas main is also located within Northfield Road.
- 3.3 The onsite gas mains are identified as:
- 63 PE LP Main.
- 3.4 The offsite gas mains are identified as:
- 125 PE LP Main (approximately 5 m north);
 - 400 PE MP Main (approximately 6 m north);
 - 180 PE LP Main (IN 8" CL) (approximately 5 m east);
 - 100 PE MP Main (approximately 10 m north).
- 3.5 At this stage it is understood that the proposed development will likely be heated with electricity therefore at this stage, there will be no requirement for a gas connection. As such, a capacity enquiry has not been submitted to SGN to confirm if the existing network has enough capacity to supply the proposed development. In the event that a gas connection is required, consultation with SGN will be required to confirm capacity of the existing gas network.
- 3.6 All correspondence and information provided by SGN is included as **Appendix B**.

4 ELECTRICITY

- 4.1 Scottish and Southern Electricity Networks (SSEN) are responsible for the supply of electricity within the vicinity of the site.
- 4.2 SSEN have provided asset location plans to show the location of their assets in proximity to the site. The plans indicate the following onsite assets to be located within the vicinity of the site:
- Low Voltage (LV) 95 Consac 0.2 x 4C north west of the site.
- 4.3 No existing High Voltage cables are shown within the site boundary.
- 4.4 The plans indicate the following High Voltage (HV) offsite assets to be located within the vicinity of the site:
- HV 11 kV 240 x 3C (approximately 10 m north of the site);
 - HV 11 kV 0.2 x 3C (approximately 10 m north of the site);
 - HV 11 kV 0.2 x 3C (approximately 5 m east of the site);
 - HV 33kV 400 x 3C (approximately 10 m east of the site).
- 4.5 The plans indicate the following Low Voltage (LV) offsite assets to be located within the vicinity of the site:
- LV 185 Wavecon 0.25 x 4C (approximately 5 m east of the site);
 - LV 0.2 x 4C (approximately 10 m north of the site).
- 4.6 A capacity enquiry has been submitted to SSEN to confirm if the existing network has enough capacity to supply the proposed development.
- 4.7 SSEN have since responded and provided a budget estimate for serving the proposed development.
- 4.8 Within their response, SSEN have made the following assumptions:
- *"This price does not include any possible 2nd-comer reinforcement charges that may apply, and does not confirm that there is available capacity on the network to meet the required demand.*
 - *This estimate does not include any assessment for temporary diversion or traffic management requirements. [Some Highway Authorities are proposing to introduce "Lane Rental Charges" where Utility Companies carry out excavations in the Public Highway. These costs will be passed through to the developer, together with a small administration cost, should this affect the developers connection. This charge has not been included in this estimate.]*
 - *All on site excavation and reinstatement will be provided by the developer.*
 - *All internal containment for rising mains cables (flats) will be provided by the developer.*
 - *SSEN will need to install a new Distribution Substation on a 4m x 4.5m plot. The land for this is to be provided by the developer at no cost to SSEN.*
 - *SSEN's initial proposal includes installing cable on third party land. Legal consent, from third parties, may not be readily forthcoming and could cause delays in providing the developers connection. This may also affect the cost for the proposed connection.*
 - *For confirmation of the load availability on the network the developer can choose to apply for a network feasibility study, which is a chargeable service.*
- 4.9 SSEN have provided a budget estimate for carrying out the following works.

- *Install a 500kVA substation to provide the supply requested.*
- *100m of 240 XLPE from POCs to substation.*
- *48m of 185 3c wv Cable and 52m of 95*
- *3c wv Cable to feed 1 x BNO supply and 1 x commercial supply*
- *Customer to undertake all on-site excavations. SSEN to undertake all off-site excavations. Customer to provide the concrete base for the substation. Earthings to be TN-S for all supplies."*

4.10 SSEN have also indicated the following:

'Distribution Constraints

The Grid Supply Point feeding the site is BRAMLEY 400/132kV, the distribution status is currently set at unconstrained.

The Primary substation feeding the site is READING TOWN and the distribution status is unconstrained.

Transmission Constraints

The Grid Supply Point feeding the site is BRAMLEY 400/132kV, the transmission status is currently set at unconstrained.

The Primary substation feeding the site is READING TOWN and the transmission status is unconstrained.'

- 4.11 Previously, verbal correspondence was undertaken with SSEN to confirm the next steps required in order to obtain a more detailed quotation that would include an estimation of costs for any potential reinforcement works that might be required. In order for SSEN to provide a formal quotation, confirmation of the exact kVa's for each flat, confirmation of the landlords supply and abnormal loads (for example lifts) would be required to produce a formal quotation. This would be provided *"provided free of charge"*. Further assessment of the exact loadings based on plant, equipment and individual flat requirements would be required in order to undertake this.
- 4.12 A feasibility study can be carried out by SSEN to provide an indication of whether reinforcement works to accommodate the new connections would be required. This study can take up to 65 working days to be completed and could cost approximately £400 excluding VAT.
- 4.13 All correspondence and information provided by UK Power Networks is included in **Appendix C**.

5 SEWERAGE AND POTABLE WATER

- 5.1 Thames Water (TW) are responsible for the provision of foul and surface water sewers and clean water mains in this area.

Foul Water Sewerage

- 5.2 TW Asset Location Plans (included as **Appendix D**) identify the following foul water features within the vicinity of the site.
- 5.3 Two foul sewers were noted running through the centre of the site. One manhole is noted on the northern site boundary along the sewer run noted on the site. No cover levels or invert levels were identified associated with this manhole on the plan.
- 5.4 TW Asset Location Plans identify the following foul water features in the area immediately surrounding the site.
- A 225 mm diameter foul sewer is noted located within Northfield Road approximately 5 m north of the site.
 - A 300 mm diameter foul sewer and manhole is noted located within Caversham Road approximately 5 m east of the site. No invert or cover levels were identified on the plan associated with the manhole.
- 5.5 A pre-development enquiry has been undertaken with TW in relation to the discharge of foul water generated from the proposed development into the existing foul water network. TW have since responded on the 4th February 2022 (with their response included as **Appendix D**) and have identified that:
- *"There will be sufficient supply capacity to serve your development".*

Surface Water Sewerage

- 5.6 TW Asset Location Plans (included as **Appendix D**) identify the following surface water features within the vicinity of the site:
- A surface water sewer located within Northfield Road. No sewer diameters, cover or invert levels were identified on the plan associated with this run;
 - A surface water sewer and manhole located within Caversham Road. No sewer diameters, cover or invert levels were identified on the plan associated with this run.
- 5.7 A pre-development enquiry has been undertaken with TW in relation to the discharge of surface water generated from the proposed development into the existing surface water network. TW have since responded on the 4th February 2022 (with their response included as **Appendix D**) and have identified the following:
- *"In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.*
 - *Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.*
 - *Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on*

- *If the above surface water hierarchy has been followed and if the flows are restricted to a total of 2.0 l/s then Thames Water would not have any objections to the proposal.”*

5.8 Initially Thames Water indicated that the surface water discharge should be limited to 1.0 l/s. Further correspondence with regard to the previously agreed discharge rate was undertaken and subsequently Thames Water responded on the 4th February 2022 where Thames Water stated:

- *“Please bear in mind that you are still required to follow the sequential approach to surface water disposal, the attached simply confirms that should connection to a surface water sewer be the only viable option, the rate of 2.0 l/s would be acceptable.”*

Potable Water

5.9 TW Asset Location Plans (included as **Appendix D**) identify the following clean water assets within the vicinity of the site:

- A 6 inch diameter distribution main and pressure control/ valve located within Northfield Road (approximately 5 m north of the site);
- A 3 inch diameter distribution main located within Northfield Road (approximately 10 m north);
- Two 6 inch diameter distribution mains located within Caversham Road.

5.10 A pre-development enquiry has been undertaken with TW response in relation to the supply of clean water for the proposed development. Their response was received on the 23rd August 2019 and stated that:

- “There will be sufficient supply capacity to serve your development”.

5.11 The TW response is included within **Appendix D**.

6 BRITISH TELECOM

- 6.1 BT Openreach (BT) are the regional telecommunications operators for this site. Based on the available plant records (included as **Appendix E**) there are existing BT services present at the site and in close proximity to the site. BT connections are shown within the site boundary and crossing the site.
- 6.2 At present RPS is currently trying to obtain information from BT however this is currently ongoing.
- 6.3 At the time of writing of the previous version of this report the BT website has indicated that they will deploy FTTP (Fibre to The Premises), free of charge, into all new housing developments of 30 or more homes.
- 6.4 The previous formal response from BT regarding the site was received on the 11th August 2019 and is described below:
- *“Openreach will deploy FTTP, free of charge, into all new housing developments of 30 or more homes.”*
- 6.5 Previously, verbal correspondence was undertaken with BT on 3rd September 2019 in order to find out whether the commercial element of the development at ground floor would also receive the FTTP, free of charge. BT verbally confirmed that the commercial element would also receive the FTTP free of charge as the infrastructure that would need to be installed to serve the proposed 44 residential units would be serving the whole building and therefore could readily include the ground floor of the building.
- 6.6 Correspondence with BT is included as **Appendix E**.

7 ADDITIONAL SERVICE

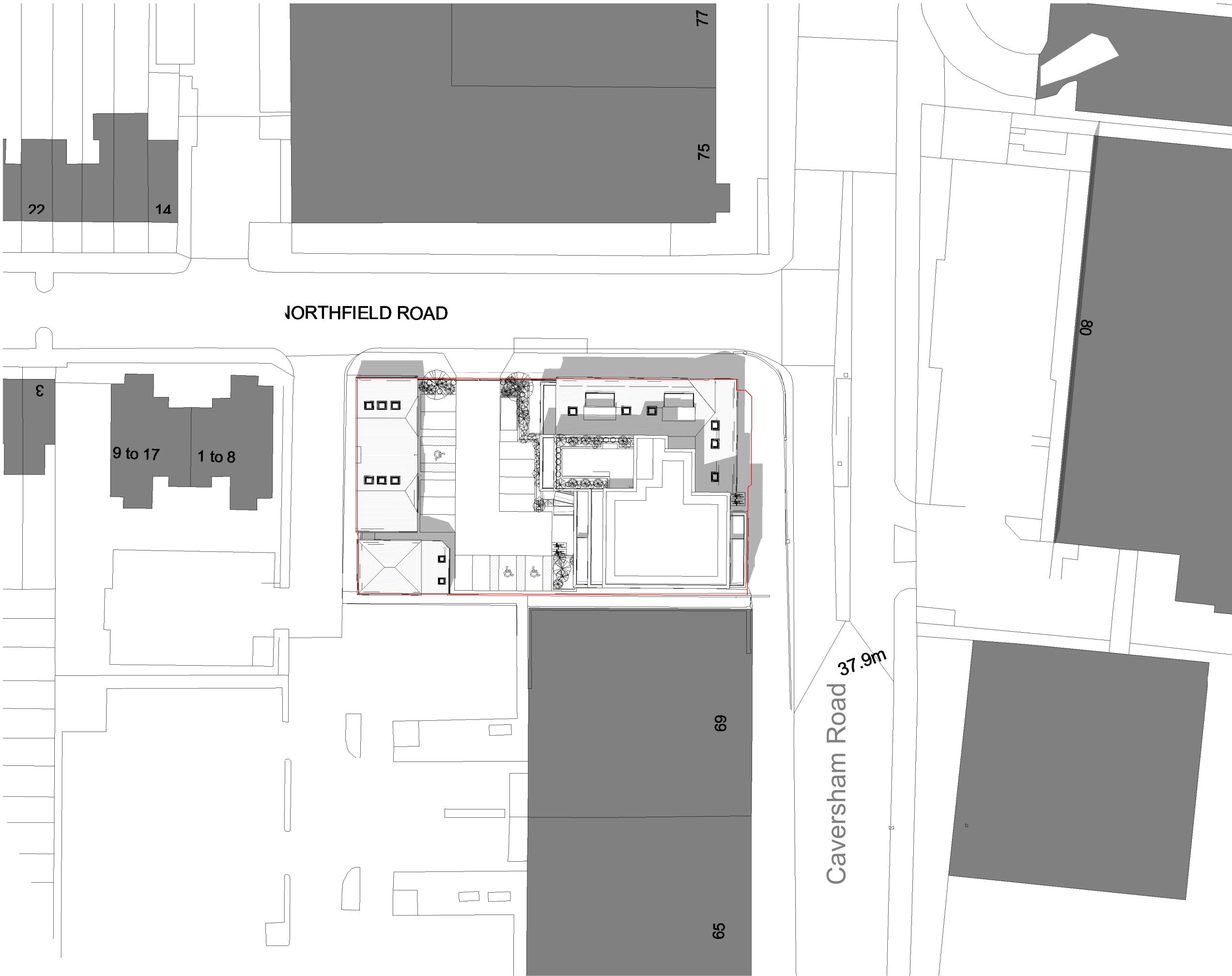
- 7.1 RPS has contacted the following services to see whether their infrastructure would be affected by the proposed development. Any service providers that have responded 'yes' to being potentially affected by the proposed development, have provided plans to show the location of their assets in proximity to the site boundary. These have been included in **Appendix F**.
- 7.2 The location of services within the site should be confirmed via an appropriate survey prior to the commencement of any construction works.

Company	Utility / Service	Affected – yes / no
BT	Communications/fibre optic equipment	YES (Correspondence included in Appendix F)
CenturyLink Communications UK Limited	Communications/fibre optic equipment	NO
CityFibre	Utility Contractor	NO
Colt	Communications/fibre optic equipment	NO
ENGIE	Communications/fibre optic equipment	Response not Received
GTC	Plant/Equipment	NO
KPN (c/-Instalcom)	Communications/fibre optic equipment	NO
Mobile Broadband Network Limited	Communications/fibre optic equipment	NO
Scottish and Southern Energy	Plant/Equipment	YES (Correspondence included in Appendix C)
SGN	Gas	YES (Correspondence included in Appendix B)
Sky UK Limited	Communications/fibre optic equipment	NO

Company	Utility / Service	Affected – yes / no
Sota SOTA.	Utility Contractor	NO
Teliasonera	Communications/fibre optic equipment	NO
Thames Water	Sewer and Clean Water Provider	YES
Utility assets Ltd	Plant/Equipment	Response not Received
Verizon Business	Communications/fibre optic equipment	NO
Virgin Media	Communications/fibre optic equipment	Yes (Correspondence included in Appendix F)
Vodafone	Plant/Equipment	Yes (Correspondence included in Appendix F)
Zayo Group UK Ltd c/o JSM Group Ltd	Communications/fibre optic equipment	5 m East (Correspondence included in Appendix F)

APPENDIX A

Proposed Development Plans



Proposed Masterplan

Notes

Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing & the works depicted are the copyright of JTP.

This drawing is prepared for the specific project stage in the Drawing Status section below and it is not intended to be used for any other purpose. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated in the Drawing Status below.

D2	21.12.21	Design Freeze	MM	DEC
D1	01.12.21	Revised Issue	MM	DEC
Rev	Date	Description	Drawn	Chkd

Drawing Status
DRAFT

Client
S2 Estates

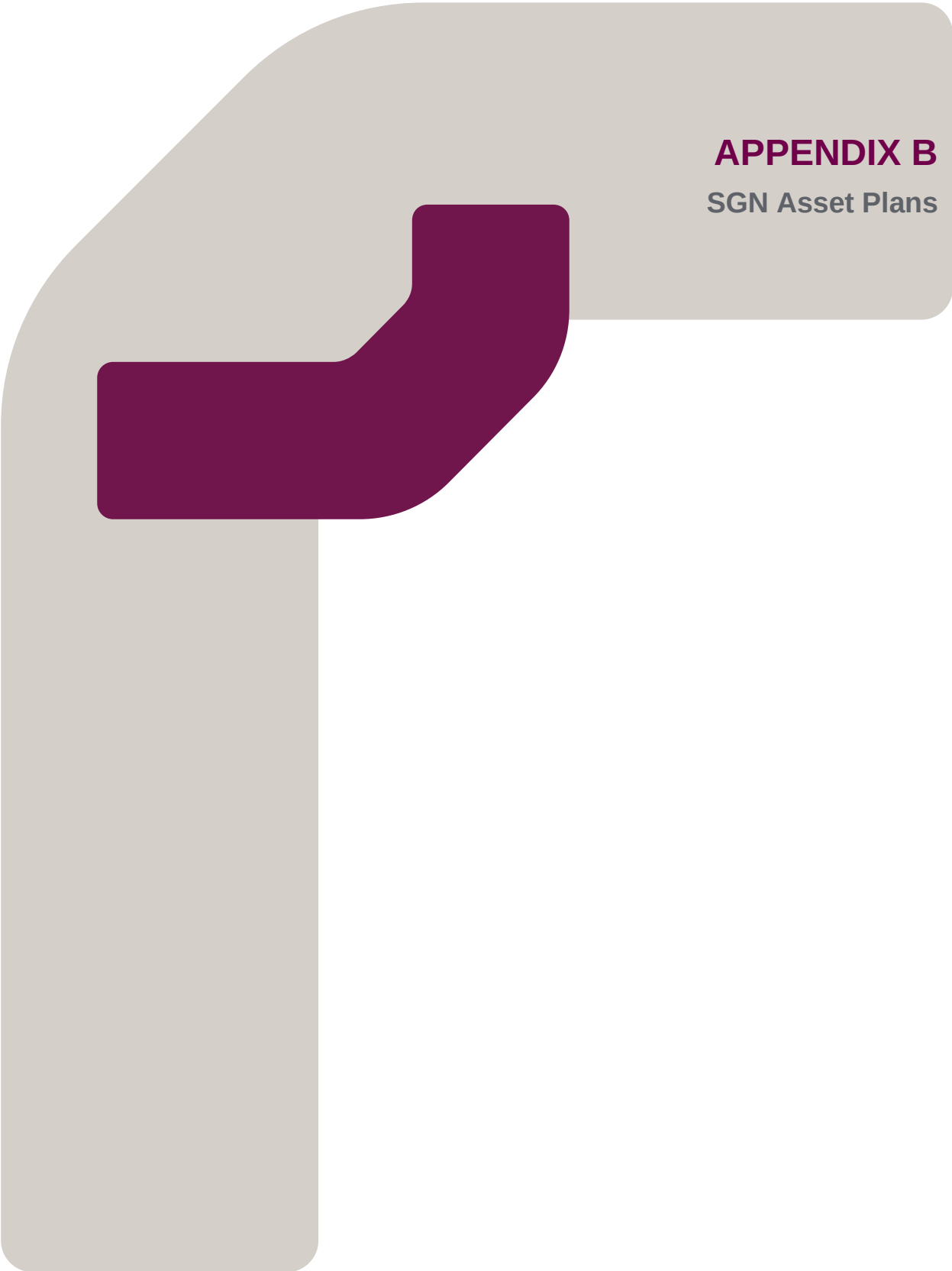


Project
Caversham Road, Reading

Drawing Title
Proposed Site plan

Scale @A3	1 : 500	Job Ref.	01662
Drawing No.	MP_SW_1001	Revision.	D2
Scale Bar	0 5 10 15 m		
Sheet Code	01662_JTP_MP_SW_1001_Proposed Site plan_D2		





APPENDIX B

SGN Asset Plans

Our Ref: 24347112 Your Ref: HLEF 82598 - Caversham Road

Monday, 10 January 2022

Nathan Pannifer
260 Park Ave, Aztec West, Almondsbury
Bristol
Bristol
BS32 4SY

Dear Nathan Pannifer

Thank you for your enquiry dated Monday, 10 January 2022

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.

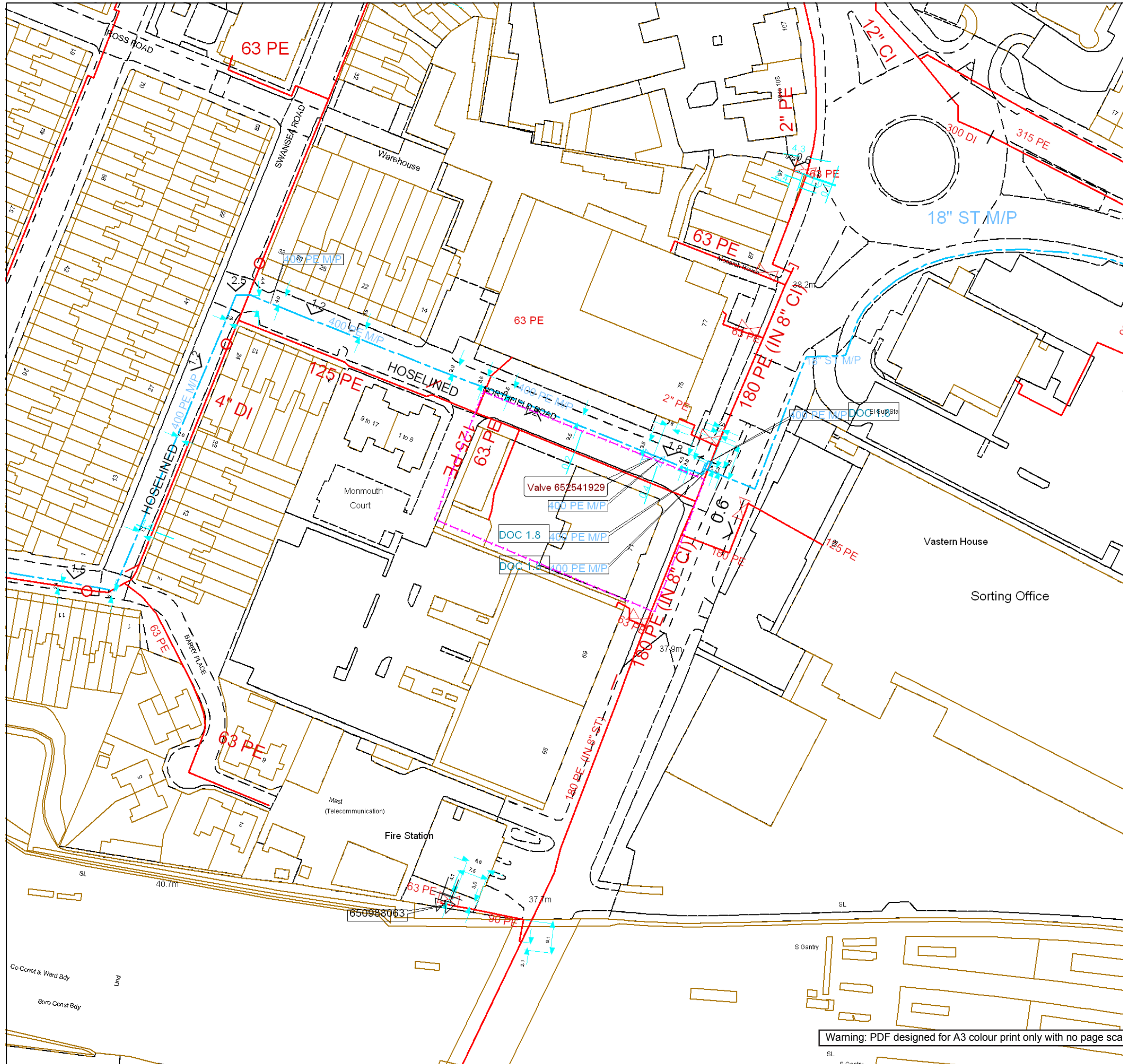
A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

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



SGN
Your gas. Our network.

Contact Us

Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 10/01/2022
Job Reference: 24347112
Site Location: 471233 174048
Requested by:
Mr Nathan Pannifer
Your Scheme/Reference:
HLEF 82598 - Caversham Road
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

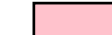
Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs



SSSIs



Some Examples Of Plant Items

Valve



Syphon



Depth of Cover



Diameter Change



Material Change

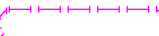


Digsite:

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.

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

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

APPENDIX C

Scottish and Southern Electricity Networks

From: [Rafaaf, Khaled](#)
To: [Nathan Pannifer](#)
Subject: SSEN - Budget quotation for application ref: EVT515 - 71-73 CAVERSHAM ROAD - READING - RG1 8JA
Date: 04 February 2022 12:07:22
Attachments: [image001.png](#)
[EVT515_001_20220204_BUDGETQUOTELETTER.pdf](#)
[EVT515_001_20220204_COSTSUMMARY.pdf](#)
[EVT515_001_20220204_DESIGNDOCUMENT.pdf](#)
Importance: High

CAUTION: This email originated from outside of RPS.

Good afternoon Nathan,

In response to your request for a budget estimate for costs for a new supply at the above mentioned site.

This price does not include any possible 2nd-comer reinforcement charges that may apply, and does not confirm that there is available capacity on the network to meet the required demand.

For confirmation of the load availability on the network you can choose to apply for a network feasibility study at £400 + VAT which takes up to 65 working days.

Alternatively, if you'd like a formal quotation for the new supply then please apply accordingly, where the network study would also be carried out so we can allow for the necessary off-site works to the point of connection that would be identified following your application. The formal quotation would be provided free of charge following your application and would allow you to secure the capacity for the site should you accept the quotation upon receipt. Please note that connection offer expenses will now apply, please see the following link for further information
<https://www.ssen.co.uk/connections/ConnectionOfferExpenses/>

If you need anything else then please let me know.

Best regards,

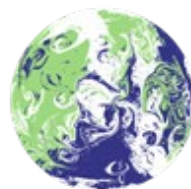
Khaled Rafaaf
Contestable Connections Designer

Scottish and Southern Electricity Networks
SSEN, Primary Road, Chalvey, Slough, SL1 2UD, UK

M: 07443175100



Scottish & Southern
Electricity Networks



PRINCIPAL PARTNER SSE
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CONFERENCE
UK 2021**

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SSE plc

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Nathan Pannifer
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Connections and Engineering
Scottish and Southern Electricity Networks
Walton Park
Walton Road
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PO6 1UJ

 07443175100

 Khaled.rafaat@sse.com

 www.ssen.co.uk

Our reference: EVT515

Your reference: N/A

4th February 2022

PROPOSED ELECTRICITY CONNECTION TO:

71-73 CAVERSHAM ROAD - READING - RG1 8JA

Dear Nathan,

Thank you for your recent enquiry. We have carried out a preliminary assessment of the works required to make connection to the distribution network in the area and we are pleased to provide you with our findings along with an estimate of the costs for the option identified. Please note that we have not carried out any detailed design work or network impact analysis. This budget estimate is provided as a result of a preliminary assessment only and possibly without any site specific considerations being taken into account. A budget estimate is not a formal offer for connection and cannot be accepted by you. The initial proposals will be subject to obtaining all necessary legal consents to carry out the work, including any consent required from third parties.

The estimate we provide at this stage may vary considerably from any further budget estimate or the price in any formal connection offer.

Budget estimate in the region of:



81,402.41

This budget estimate has been calculated exclusive of VAT and does not constitute an offer of terms.

The budget estimate has been calculated based on a high level assessment, the information you have provided and the assumptions listed within this letter. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary purposes only. This estimate cannot be guaranteed. This estimate includes for any reinforcements assumed to be required on the wider network that may be triggered by this connection.



This estimate does not include any assessment for temporary diversion or traffic management requirements. Any necessary reinforcements, temporary diversions or traffic management requirements would be confirmed in a formal connection offer, and part or all of the cost of these reinforcements would be included in the connection charge.

Any documents, drawings or figures provided as part of this budget estimate are indicative only.

There are Independent Connection Providers (ICPs) and Independent Distribution Network Operators (IDNOs) who may be able to provide you with an alternative quotation to carry out some of this work. Please refer to www.lloydsregister.co.uk for further details.

Description of proposed works and assumptions

1 x 500kVA substation to be installed on site. HV POC will be provided, connection to be made via 2 x HV straight joints with approximately 100m of 240 XLPE from POCs to substation. 48m of 185 3c wv Cable and 52m of 95 3c wv Cable to feed 1 x BNO supply and 1 x commercial supply. This estimate is based on the customer carrying out all on site excavation and reinstatement works and providing all internal containments for cables on-site.

The initial proposal includes the installation of 1 x new Distribution Substation on a 4.5m x 4.5m plot. The land for this will be provided by the customer at no cost to us. All associated legal costs shall be borne by the customer.

We have not carried out detailed design work or network studies to confirm that the network can accommodate the requested capacity of demand import. There is therefore no guarantee that this level of capacity will be available without completing further studies. As we have only carried out preliminary off-site investigations, physical, technical and wayleave assessments may mean that the proposals are not practical.

Distribution Constraints

The Grid Supply Point feeding the site is BRAMLEY 400/132kV, the distribution status is currently set at unconstrained.

The Primary substation feeding the site is READING TOWN and the distribution status is unconstrained.

Transmission Constraints

The Grid Supply Point feeding the site is BRAMLEY 400/132kV, the transmission status is currently set at unconstrained.

The Primary substation feeding the site is READING TOWN and the transmission status is unconstrained.

Any planned transmission works and dates may be subject to change.



Any network assessment carried out as part of a formal connection offer, will take into account these works and you may be required to pay an apportioned part of network investment. Further information can be found on our Network Capacity maps:

<https://www.ssen.co.uk/ContractedDemand/>

Please also be aware that any formal connection offer will be made under our current Connection Charging Methodology Statement. If you do progress with a connection then there may also be charges applied for the use of the distribution network, as set out in our Use of System Charging Statements. Copies of our charging statements can be found on our website at:

<https://www.ssen.co.uk/Library/ChargingStatements>

If you would like to discuss any aspect of this budget estimate please feel free to contact me at the details provided at the top of this letter. Otherwise if you'd like to progress towards a formal connection offer, please contact connections@sse.com quoting your reference number which can be found at the top of this letter. You can find further information regarding our process for new connections by visiting:

www.ssen.co.uk/Connections/UsefulDocuments.

We look forward to hearing how you wish to progress with your project. Alternatively, you can find answers to any questions you may have on our web site www.ssen.co.uk.

Yours sincerely,

Khaled Rafaat

Connections Designer

Main Report

Job Details

Job Reference EVT515
 Version 1
 Estimate No. 1
 Date Estimated 03-FEB-22

Estimate Summary List

Section	Connection		
Qty.	Description	Voltage	Cost(£)
2	JB.01.03.02-HV straight/Pot end - Footway (all types)	HV	3,256.05
100	240mm XLPE	HV	2,492.15
10	TR.01.08.02 - HV Single 3 core cable - Footway (all Type)	HV	2,195.38
10	TR.01.09.02 - Extra over for add HV 3 core cable - Footway	HV	1,097.61
8	TR.02.10.01 - Rd Xing / cable upto 11kV - Car Type 3/4 flex	HV	3,736.23
8	TR.02.11.01 - add cable in Rd Xing upto 11kV-Car Ty 3/4 flex	HV	1,924.21
64	TR.05.08 - 11kV cable 3c lay & blind	Lay & Blind	1,574.34
1	500 kVA Unit	Transformer	11,562.17
1	RMU T/M	Switchgear	5,779.25
1	1600A 5 Way	LV Cabinet	3,904.63
1	Assemble Unit S/S	Installation Costs	644.80
1	PL.01.11-Install Unit S/S	Installation Costs	3,193.45
1	PL.04.02-Foundation for Unit S/S	Foundations	5,396.14
1	PL.01.18-GRP Housing type TR18	Misc	7,292.35
1	PL.03.01-Substation earthing HV / LV to TG-PS-073	Misc	2,743.51
1	PL.04.07 - Shingle Substation	Misc	1,407.20
2	JT.03.05 - Install LV Switch Term	LV	733.01
3	JT.03.18 - LV Cabinet Spare Way Termination	LV	2,613.18
45	95mm 3 core Wavecon	LV	588.30
1	JT.01.01 - LV Mains Straight Joint	LV	698.42
7	95mm 4 core Wavecon LSF	LV	120.40
48	185mm 3 core Wavecon	LV	950.18
1	JT.03.19 - 400A 3Ph Metered Heavy Duty Cutout	LV	3,089.70
1	JT.03.09 - 200A 3 Phase Cutout	LV	1,720.81
100	TR.05.04 - LV mains lay & blind - issue marker tape	Lay & Blind	2,459.91
1	Traffic Management	HV	1,040.00
1	Traffic Permits	HV	208.00
Total(£)			72,421.38

Estimate Summary List

Section		Final Connection		
Qty.	Description	Voltage	Cost(£)	
2	JT.04.02 - HV Single Phase Straight Joint	HV	852.07	
2	JT.05.01 - HV Switch Term	HV	3,232.12	
1	Padlocks (Operational) South	Misc	245.27	
1	SD.01.02 - HV shutdown	HV	4,651.57	
Total(£)			8,981.03	

Estimate Summary List

Section	Other
	Other (£)
Other Costs - Rebate	0.00
Other Costs - 2nd Comer	0.00
Other Costs - O & M	0.00
Other Costs - High cost O & M	0.00
Total Other	0.00
DNO Costs (£)	0.00
Customer Costs (£)	81,402.40

APPENDIX D

Thames Water

Asset location search



Property Searches

RPS Health, Safety and Environment
35 New Bridge Street
LONDON
EC4V 6BW

Search address supplied 71-75
Caversham Road
Reading
RG1 8JA

Your reference HLEF71415

Our reference ALS/ALS Standard/2019_3984534

Search date 11 April 2019

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.



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



0845 070 9148



Search address supplied: 71-75, Caversham Road, Reading, RG1 8JA

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 0845 070 9148, 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

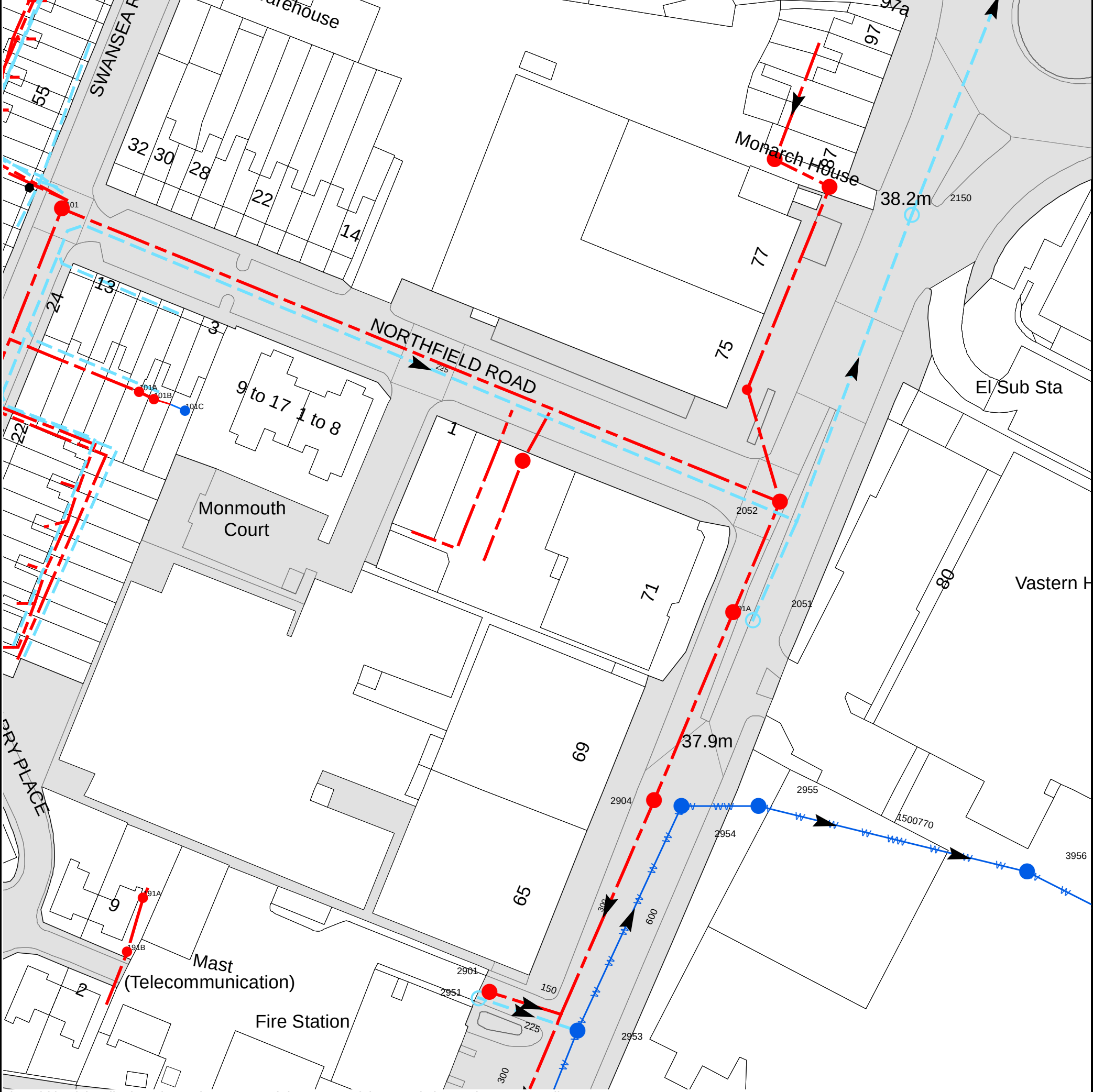
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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 471230,174045
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 that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
1101	38.24	36.59
21NH	n/a	n/a
21NF	n/a	n/a
2150	n/a	n/a
2953	37.83	n/a
2951	38.06	36.67
2901	38.05	36.26
191B	n/a	n/a
191A	n/a	n/a
3956	37.94	35.91
2955	38.25	36.07
2954	37.91	n/a
2904	37.97	n/a
2051	n/a	n/a
201A	n/a	n/a
2052	n/a	n/a
20ZX	n/a	n/a
101C	n/a	n/a
101B	n/a	n/a
101A	n/a	n/a
20NJ	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.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

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

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

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

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

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

	Outfall
	Undefined End
	Inlet

Other Symbols

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

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

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

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

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.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

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

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

Valves

	General Purpose Valve
	Air Valve
	Pressure Control Valve
	Customer Valve

Hydrants

	Single Hydrant
--	----------------

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

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 0845 070 9148 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.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



Your reference: DS6091682

Your site address: 71 – 73 Caversham Road, Reading, RG1 8JA

Customer: RPS Group

Clean water capacity report

Status: Capacity confirmed

Date: 17.01.2022

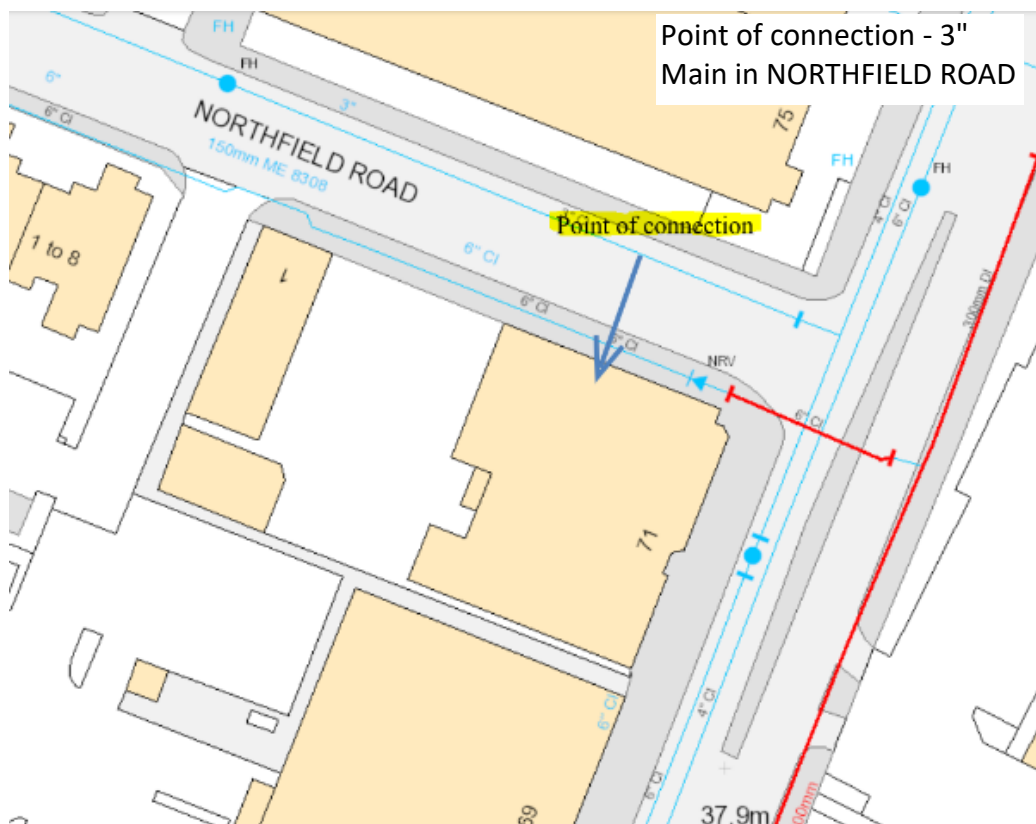
Validity: Valid until 16.01.2023 or for the duration of your Local Authority planning permission when this report is used to support your application.

We confirm that there will be sufficient capacity in our clean water network to serve all properties of your development: 29 flats and 344 sqm commercial space.

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





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.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

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 may be 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.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.



Nathan Pannifer

RPS Group
260 Park Ave
Almondsbury
Bristol
BS32 4SY



04 February 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Nathan,

Thank you for providing information on your development.

Existing site: commercial premises (970sqm)

Proposed site: flats (29 units) and commercial premises (343.9sqm)

Proposed foul water discharge by gravity to manhole 20ZX

Proposed surface water discharge at 2.0 l/s by gravity to surface water sewer within Northfield Road

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.



The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 2.0 l/s then Thames Water would not have any objections to the proposal.

Please see the attached 'Planning your wastewater' leaflet for additional information.

Diversion

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

Kind Regards,

Leigh Khan

Developer Services – Adoptions Engineer

Tel: 0800 009 3921

developer.services@thameswater.co.uk

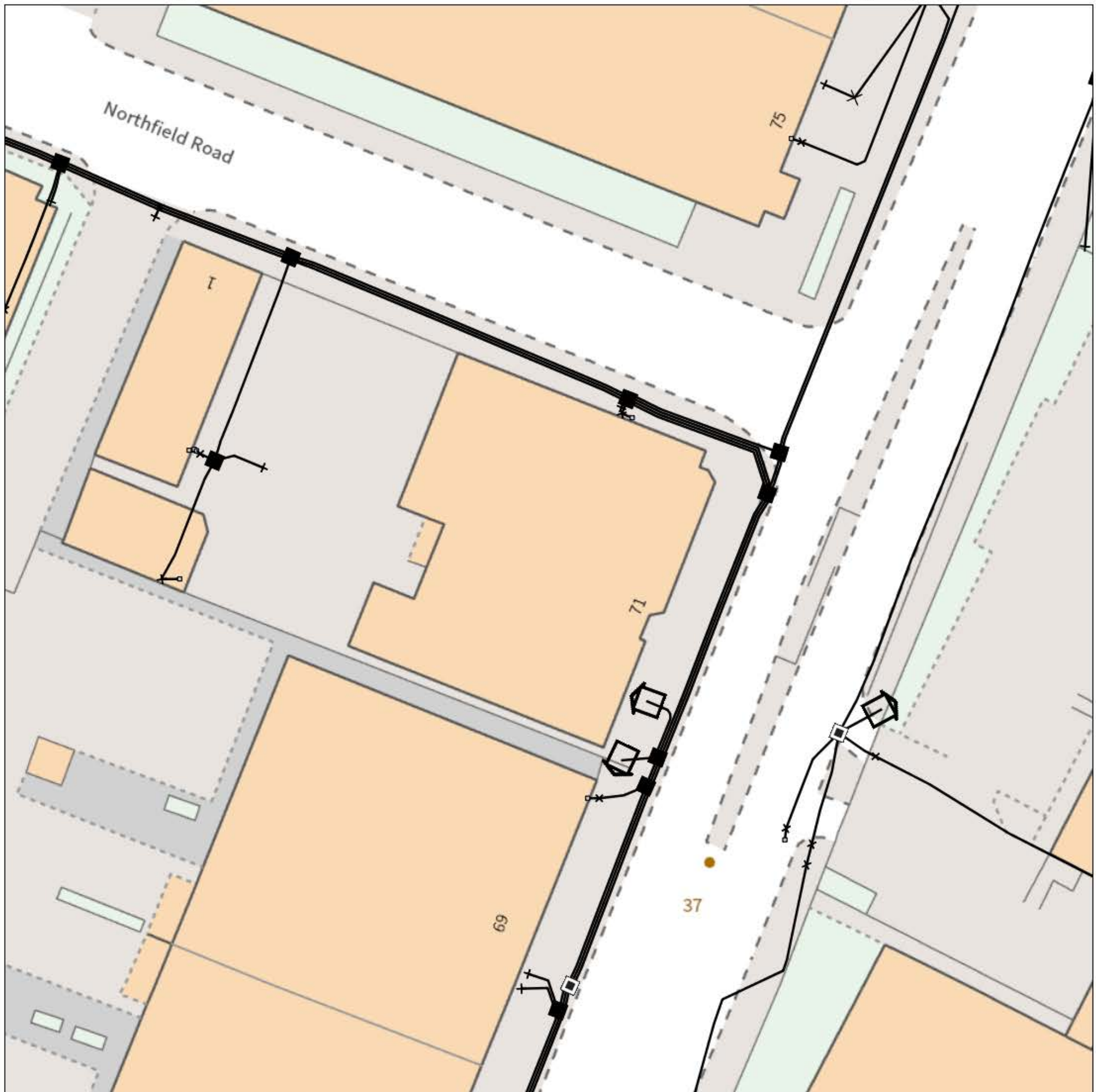
Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

APPENDIX E
British Telecom

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 cbyd@openreach.co.uk

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

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		

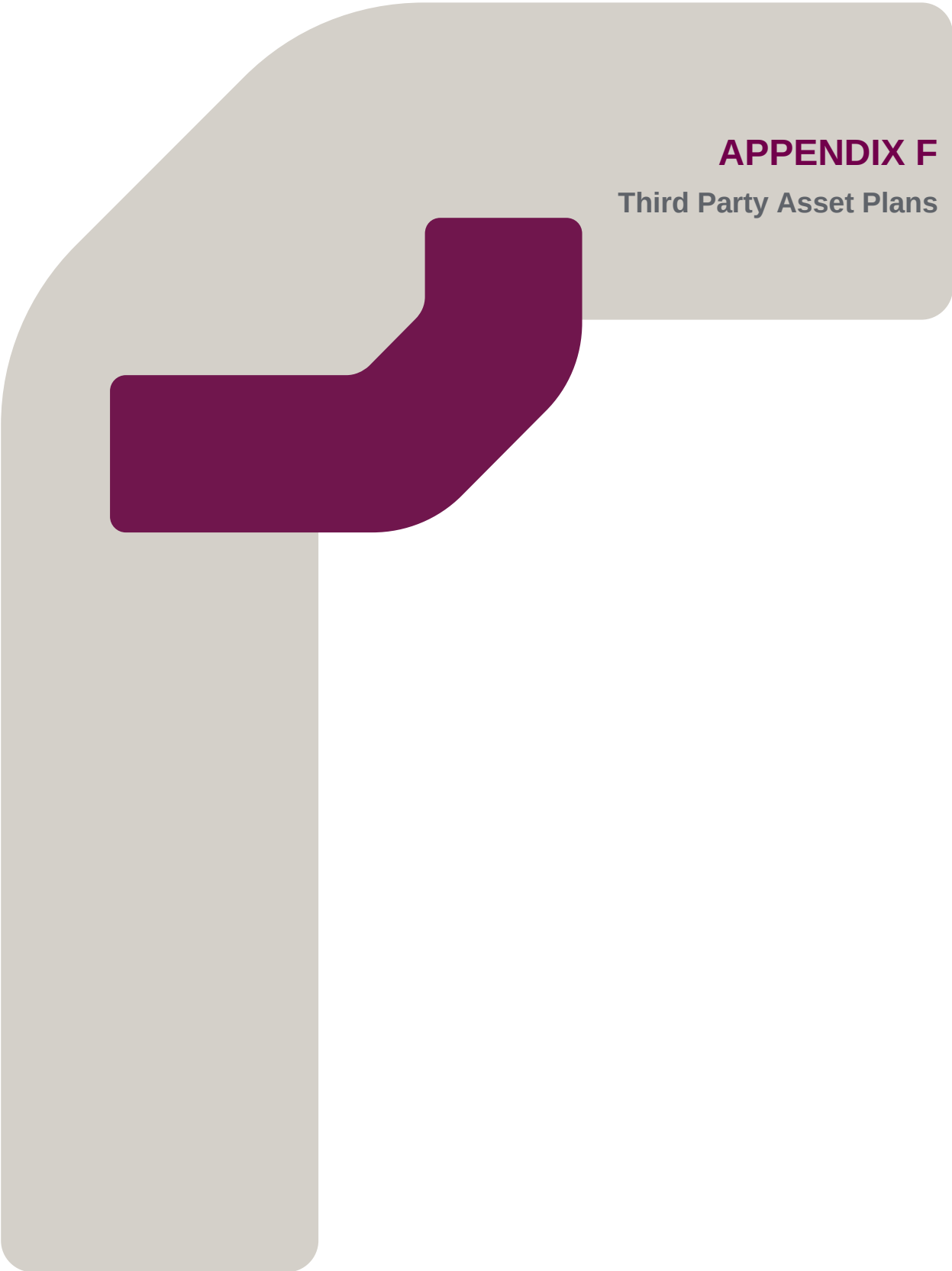
BT Ref : AET09564E

Map Reference : (centre) SU7124274040

Easting/Northing : (centre) 471242,174040

Issued : 10/02/2022 09:56:44

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



APPENDIX F

Third Party Asset Plans

Enquirer

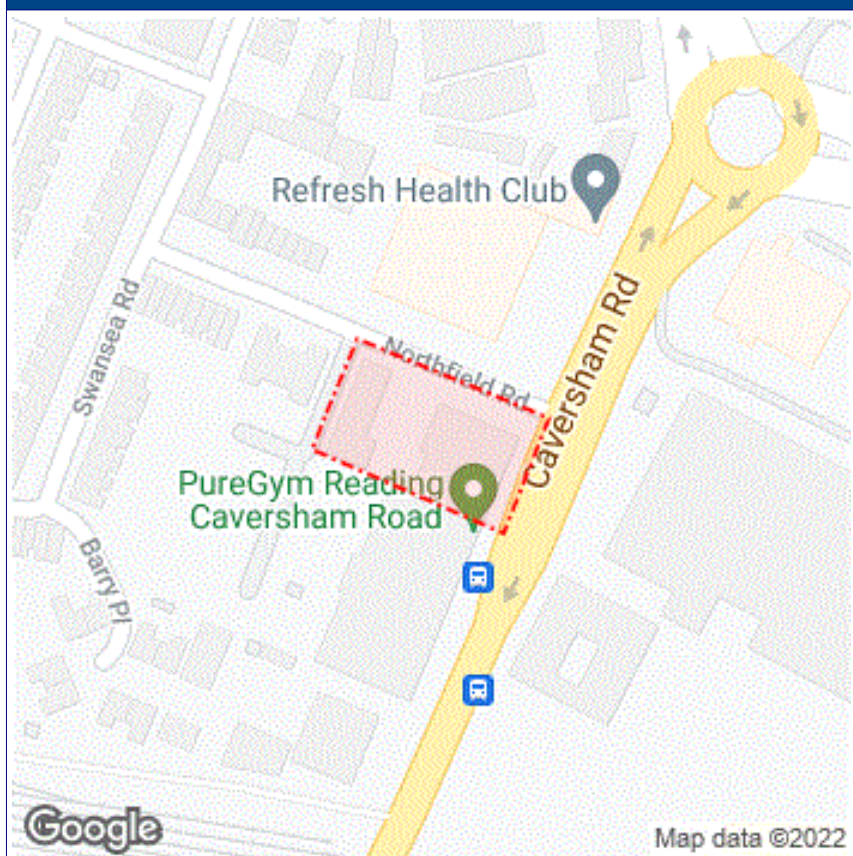
Name	Mr Nathan Pannifer	Phone	44 1454 853 000
Company	RPS Group	Mobile	Not Supplied
Address	260 Park Ave, Aztec West, Almondsbury Bristol Bristol BS32 4SY		
Email	nathan.pannifer@rpsgroup.com		

Enquiry Details

Scheme/Reference	HLEF 82598 - Caversham Road		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	11/01/2022	Work type	Housing
End date	11/03/2022	Site size	2456 metres square
Searched location	RG1 8JA	Work type buffer*	25 metres
Confirmed location	471233 174050		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Redevelopment of Site		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lineasearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. **These LSBUD Members will either:**
 - i. **Ask for further information ("Email Additional Info" noted in status).** The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. **Respond directly to you ("Await Response").** In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SGN	08009121722	0800111999	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Cadent Gas	Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)
E.ON UK CHP Limited	EirGrid	Electricity North West Limited
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESP Utilities Group	ESSAR	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Pipelines Limited	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd
Last Mile	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Murphy Utility Assets	National Grid Electricity Transmission	National Grid Gas Transmission
Neos Networks	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Premier Transmission Ltd (SNIP)	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish Power Generation	Seabank Power Ltd	SES Water
Shell	Shell NOP	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Tata Communications (c/o JSM Construction		

Ltd)	Total Colnbrook Pipelines	Total Finaline Pipelines
Transmission Capital	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	VPI Power Limited	Wales and West Utilities
West of Duddon Sands Transmission Ltd	Western Power Distribution	Westminster City Council

The following Non-LSBUD Members may have assets in your search area. It is **YOUR RESPONSIBILITY** to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

Non-LSBUD members (Asset owners not registered on LSBUD)			
Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
ENGIE	customerservice@engie.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Teliasonera	check-network@teliacompany.com	0800526015	Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LineSearchbeforeUdig will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LineSearchbeforeUdig, including but not exclusively those set out above. Therefore, LineSearchbeforeUdig cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LineSearchbeforeUdig and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

From: [Plantenquiries](#)
To: [Nathan Pannifer](#)
Subject: RE: E01-22-2727 Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 13 January 2022 10:11:36
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)

CAUTION: This email originated from outside of RPS.

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (Uk) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

Instalcom responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613

Fax: +44 (0)208 731 4601

Email: plantenquiries@instalcom.co.uk

Web: <http://www.instalcom.co.uk>



instalcom logo



From: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>

Sent: 11 January 2022 14:58

To: Plantenquiries <Plantenquiries@instalcom.co.uk>

Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>

Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Sir/madam,

I am emailing you regarding an apparatus enquiry for a site we are hoping to develop.

Please find attached details of a site located at 71 C 73 Caversham Road, Reading, RG1 8JA

National Grid Reference: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the

erection of a new residential building with commercial at ground in the region of 7\8 storeys.

I have attached the site location plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant

belonging to your company to this address, quoting our reference number HLEF82525.

Please include the entire area shown within the red boundary as presented in the attached drawing.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Nathan Pannifer

Graduate Consultant - Hydrology

RPS | Group

260 Park Avenue

Almondsbury

Bristol

BS32 4SY, United Kingdom

T +44 1454 853 000

D +44 1454 279590

E nathan.pannifer@rpsgroup.com



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RPS Group Plc web link: <http://www.rpsgroup.com>

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unlawful.



bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE
Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH
Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only.
No warranty is made as to its accuracy.
This plan must not be solely relied upon in the event of
excavation or other works being carried out in the vicinity
of Cityfibre plant.
No liability of any kind is accepted by Cityfibre, its agents or
servants for any error, omission, discrepancy or
deviation. This information is valid for the date printed.

Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld
Date: 11/01/2022

Drawing No.
CFH_EP_000001

Revision
001



From: [Plantenquiries - CA Telecom](#)
To: [Nathan Pannifer](#)
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 12 January 2022 10:30:45
Attachments: [image001.png](#)
[image003.png](#)
[image002.png](#)

CAUTION: This email originated from outside of RPS.

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.

Dear Sir/Madam,

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.

Kind regards,

Plant Enquiry Team



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From: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>
Sent: 11 January 2022 15:03
To: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>
Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Sir/madam,

I am emailing you regarding an apparatus enquiry for a site we are hoping to develop.

Please find attached details of a site located at 71 – 73 Caversham Road, Reading, RG1 8JA
National Grid Reference: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground in the region of 7-8 storeys. I have attached the site location plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number HLEF82525. Please include the entire area shown within the red boundary as presented in the attached drawing.

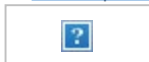
If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Nathan Pannifer

Graduate Consultant - Hydrology
RPS | Group
260 Park Avenue
Almondsbury
Bristol
BS32 4SY, United Kingdom
T +44 1454 853 000
D +441454279590
E nathan.pannifer@rpsgroup.com



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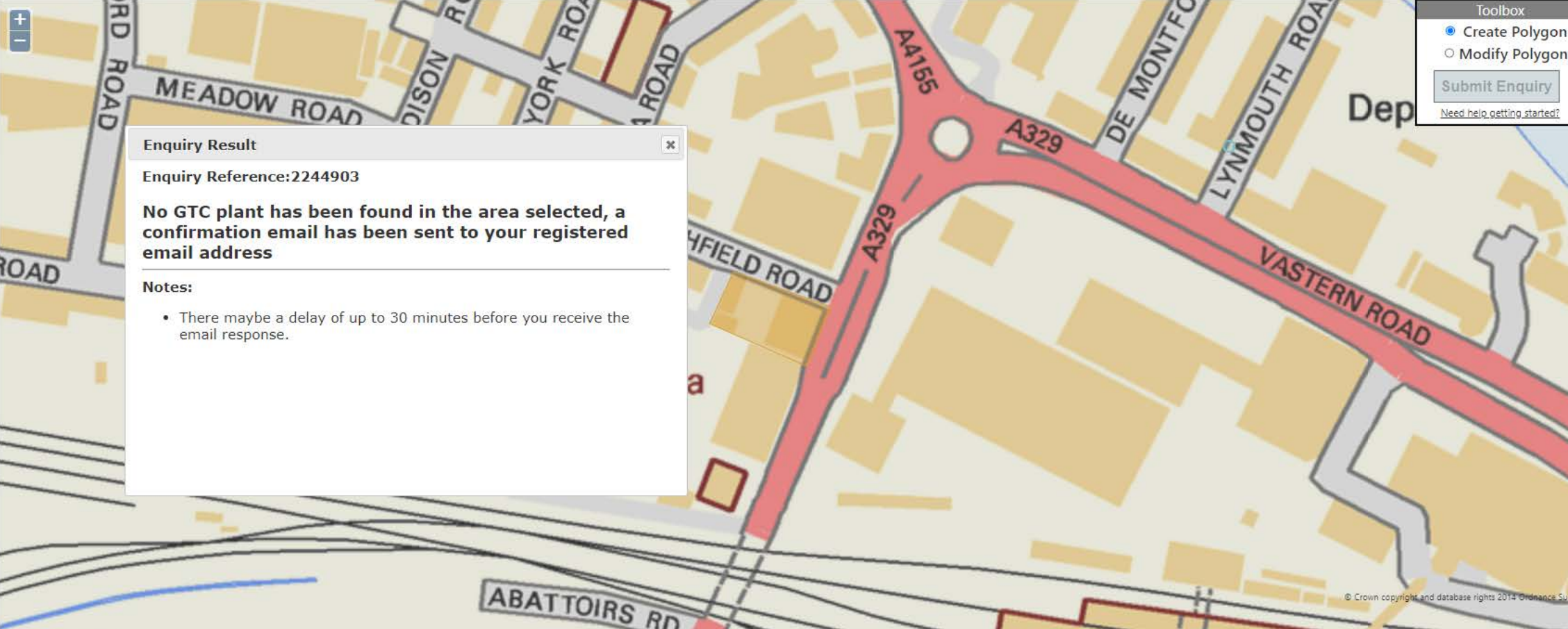
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RPS Group Plc web link: <http://www.rpsgroup.com>

Draw your area of interest

Please draw a polygon to identify the area of proposed works



Enquiry Result

Enquiry Reference:2244903

No GTC plant has been found in the area selected, a confirmation email has been sent to your registered email address

Notes:

- There maybe a delay of up to 30 minutes before you receive the email response.

Toolbox

- ☒ Create Polygon
- ☐ Modify Polygon

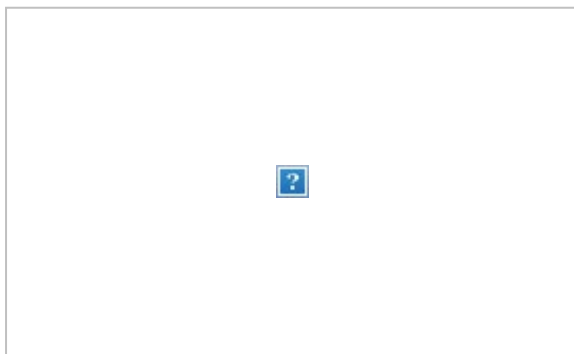
[Submit Enquiry](#)

[Need help getting started?](#)

From: [MBNLplantenquiries](#)
To: [Nathan Pannifer](#)
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 12 January 2022 09:37:37
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

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Confidential - External



Dear Sir/Madam

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

MBNL do not have any plant that would be affected by the proposed work. Should you have any further queries please use the contact details below.

Thank you,

Kind regards,

MBNL SHQE Team

t: 0121 262 3663 |



Health & Safety Team of the Year 2019

Turner & Townsend Europe Limited

Registered office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom |
Registered in England and Wales | Registration No: 3514794

From: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>

Sent: 11 January 2022 15:13

To: MBNLplantenquiries <mbnl.plant.enquiries@turntown.com>

Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>

Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

"Don't get caught out" - This email has come from an external source. Do not click on any links or open any attachments unless you are expecting them.

Dear Sir/madam,

I am emailing you regarding an apparatus enquiry for a site we are hoping to develop.

Please find attached details of a site located at 71 – 73 Caversham Road, Reading, RG1 8JA
National Grid Reference: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground in the region of 7-8 storeys. I have attached the site location plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number HLEF82525. Please include the entire area shown within the red boundary as presented in the attached drawing.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Nathan Pannifer

Graduate Consultant - Hydrology
RPS | Group
260 Park Avenue
Almondsbury
Bristol
BS32 4SY, United Kingdom
T +44 1454 853 000
D +44 1454 279590
E nathan.pannifer@rpsgroup.com



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RPS Group Plc web link: <http://www.rpsgroup.com>

Turner & Townsend Limited

For further information and registration details visit our website <http://www.turnerandtowntsend.com>

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From: [NRSWA](#)
To: [Nathan Pannifer](#)
Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Date: 12 January 2022 17:25:19
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

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Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards



From: Nathan Pannifer <Nathan.Pannifer@rpsgroup.com>
Sent: 11 January 2022 15:07
To: NRSWA <nrswa.nrswa@sky.uk>
Cc: RPS Hydrology Services <RPSHydrologyServices@rpsgroup.com>
Subject: [EXTERNAL] Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Sir/madam,

I am emailing you regarding an apparatus enquiry for a site we are hoping to develop.

Please find attached details of a site located at 71 – 73 Caversham Road, Reading, RG1 8JA
National Grid Reference: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground in the region of 7-8 storeys. I have attached the site location plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number HLEF82525. Please include the entire area shown within the red boundary as presented in the attached drawing.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you for your time, please do not hesitate to contact me with any questions.

Kind Regards,

Nathan Pannifer

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