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jnpgroup
Consulting Engineers

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Report

Utilities Appraisal

Project: Dukesbridge House, Reading

Client: Lipman Properties

Reference: C86090-JNP-XX-XX-RP-C-1002-S2 P02

Date: June 2020

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Utilities Appraisal

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FOR AND ON BEHALF OF JNP GROUP

Date: June 20

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1 INTRODUCTION

1.1 Terms of Reference

- 1.1.1 **jnp group** was commissioned by Lipman Properties to undertake a Utilities Appraisal to support a planning application for a proposed development comprising roof and side extensions to the existing building to provide a residential-led scheme with associated landscaping, public realm improvements, alterations to the existing vehicular access and car parking and provision of cycle parking and waste storage.
- 1.1.2 This report is based on information available from various utility suppliers. Asset location plans have been obtained from all major utility suppliers to confirm the location of existing apparatus within the development site and the local vicinity. Due to the indicative nature of this information, a full trace survey of existing services should be carried out prior to making any excavations.
- 1.1.3 This report establishes the following:
- Location of existing apparatus within the development site and the local vicinity;
 - Capacity to supply electricity, water, gas and telecommunications services for the development.
- 1.1.4 The scope of the development has changed during the pre-planning period and utility enquiries were made for a larger scheme than currently proposed. However, as the purpose of this report is to assess whether the infrastructure can support the proposed development, the responses are deemed suitable for the currently proposed development.

1.2 Site Description

- 1.2.1 The site is situated in the centre of Reading and is bounded to the west by Duke Street, to the north by commercial properties which are bounded by Kings Road, and to the east and south by Highbridge Wharf. The River Kennet is present to the south immediately beyond Highbridge Wharf. A range of commercial and retail properties are present beyond the site boundaries in all directions.
- 1.2.2 The site is currently occupied by Dukesbridge House, a large brick built building up to five stories high which surrounds a central paved parking area. The site is accessed from Highbridge Wharf. The existing land uses comprise the following:
-  Retail accommodation (262sqm);
 -  A basement nightclub; and
 -  Office space (2050sqm).
- 1.2.3 The site surrounds a permitted development which was granted planning permission (ref: 190602) in June 2019. The development that is the subject of this report will surround the consented residential development, and comprises roof and side extensions to existing the building to provide a residential-led scheme.
- ### 1.3 Utilities in the Local Area
- 1.3.1 Enquiries were made to the following Statutory Undertakers that maintain services in the area:
- Vodaphone (telecommunications);
 - British Telecom (telecommunications);
 - Sky Telecommunications Services Ltd (telecommunications);
 - Zayo Group (telecommunications);
 - Scottish and Southern Energy (electricity);

- SGN (gas); and
- Thames Water (water and sewerage).

1.3.2 Proposals for the site have gone through a number of iterations and the proposed development was considerably larger than that currently proposed when capacity enquiries were made to the various utility companies. As the current proposals will have a lower demand on the utilities, the original response from the suppliers has been assumed to represent a worst case scenario. Further engagement with the suppliers will be required to confirm the scope of any necessary works.

2 GAS

2.1 Asset Maps

- 2.1.1 Scotia Gas Network (SGN) is the gas supplier for the local area (refer to asset location plans within Appendix A).
- 2.1.2 Asset location plans indicate that low pressure gas mains run through the site and the surrounding area. The mains run along and perpendicular to the boundaries of the existing building within the central parking area. The mains then connect to those which run along Kings Road to the north of the site via Highbridge Wharf.
- 2.1.3 A low-pressure gas main also runs along the extent of Duke Street in the vicinity of the site.

2.2 Network Reinforcement (Capacity)

- 2.2.1 The BSRIA Rule of Thumb (5th Edition 2011) document has been used to calculate the expected gas loads of the proposed development in the surrounding network. Note that the original proposals which were used as the basis for the enquiry were for a hotel; these figures are included to demonstrate that the responses from SGN are appropriate for the current proposals.

Building type	Rule of thumb (kWh/m ²)	Size (m ²)	Gas usage (kWh)
ORIGINAL PROPOSAL			
Fitness and health centre – original proposals	440	70	30800
Restaurants – original proposals	370	402	148740
Hotels – original proposals	330	6740	2224200
		Original Total	2403740
CURRENT PROPOSAL			
Commercial space	120	455	54600
Apartments	18000 per property	36 no.	648000
		Current Total	702600

- 2.2.2 SGN were contacted in order to confirm whether the existing network currently has sufficient capacity to serve the original development without the need for offsite reinforcement works.
- 2.2.3 SGN confirmed that based on their initial assessment, it is likely that no reinforcement is required to support the load associated with the original proposed development (Appendix B). The usage for the proposed development is 29% of the original proposals. This means that there is capacity within the network to supply the proposed load.
- 2.2.4 SGN has identified three viable gas connection locations (Appendix B). One of the three viable connection locations is located approximately 5m west of the site boundary and will not require network

reinforcement to accommodate the proposed development. The second is located 660m east of the site boundary and the third viable point of connection is approximately 1,200m north east of the site. These also do not require reinforcement to accommodate the proposed development.

- 2.2.5 As identified in the 'Specification for the Design of System Extensions, Connections and Services below 7 bar NGN systems' document, 63mm pipes and smaller should be able to support a load of up to 920 kWh before possible reinforcement. 90 mm pipes and larger should be able to support a load of up to 1733 kWh before possible reinforcement.
- 2.2.6 A source pressure of 26mbar would be offered at the connection point of the Lower Pressure parent main.

3 ELECTRICITY

3.1 Asset Maps

3.1.1 Scottish and Southern Energy (SSEN) is the supplier of electricity for the local area (refer to asset location plans in Appendix C). Information supplied by SSEN has confirmed that the Highbridge Wharf substation is present on site in the south-east corner.

3.1.2 Asset location plans indicate that the following low voltage (LV) infrastructure passes directly through the site:

-  LV cables run along the boundary of the building in the central parking area with connections to several units within the development, to and from the substation;
-  LV cables run along the extent of Highbridge Wharf, to and from the substation; and
-  LV cables run along the boundary of the building on Duke Street and Kings Road.

3.1.3 In addition, the plans indicate that the following high voltage (HV) infrastructure also passes directly through the site:

-  HV cables run along the west side of Highbridge Wharf, to and from the Highbridge Wharf substation.

3.1.4 Asset location plans indicate that the following HV and LV infrastructure passes within the local vicinity of the site:

-  The Kings Wharf substation is located to the east of the Highbridge Wharf carriageway in the vicinity of Highbridge House;
-  HV cables run along the east side Highbridge Wharf, to and from the Kings Wharf substation;
-  HV cables run along both sides of Duke Street;
-  HV cables run along the north side of King's Road;
-  LV cables run along both side of Duke Street; and
-  LV cables run along both sides of King's Road.

3.2 Network Reinforcement (Capacity)

3.2.1 The BSRIA Rules of Thumb (5th Edition, 2011) document has been used to calculate the expected electrical load of the proposed development on the surrounding network. Again, the enquiry was based on the larger scope but both this and the energy requirement for the current scope are presented below.

Building type	Rule of thumb (W/m ²)	Total Size (m ²)	Electrical load (W)
ORIGINAL PROPOSALS			
Hotels – original proposals	3100 per bedroom	171	530100
Restaurants – original proposals	225	402	90450
Gym – original proposals	50	70	4025

Building type	Rule of thumb (W/m2)	Total Size (m2)	Electrical load (W)
Apartments original proposals	80	186	14880
		Total Original Watt Usage with 25% contingency	799319
		Conversion to kVa	720 kVa
CURRENT PROPOSAL			
Apartments – current proposal	80	2047	163760
Commercial unit – current proposal	160	455	72800
		Total Current Watt Usage with 25% contingency	295700
		Conversion to KVa	266 kVa

3.2.2 The following assumptions were made:

- The rule of thumb for apartments is given for high specification flats with gas cooking and heating;
- A contingency of 25% was added to the total load; and
- The conversion from kW to kVa was assumed power factor of 0.9.

3.2.3 SSN has been contacted in order to confirm whether the existing network currently has sufficient capacity to serve the development without the need for offsite reinforcement works (Appendix D).

3.2.4 SSN were unable to advise if reinforcements would be required without a formal quotation being supplied. This will need to be undertaken to confirm whether reinforcement works are required to supply to proposed development.

3.2.5 From available information, there is both low and high voltage infrastructure close to the site so it is likely that the site can be supplied, albeit enquiries will need to be made to confirm this and determine the scope of any necessary reinforcement works.

3.3 Connection Works – Offsite

3.3.1 It is envisaged that all connections will be to the existing infrastructure within the site boundary and therefore no specific off-site connection works would be required. This will be confirmed as part of the final detailed design once the site layout has been finalised.

3.4 Connection Works (mains) – Onsite

- 3.4.1 SSEN has been contacted to obtain initial budget estimates for onsite supply of electric infrastructure. They have not been able to supply a budget estimate to date.

3.5 Diversion Works

- 3.5.1 SSEN will also need to confirm costs for any necessary diversions of electrical infrastructure located within the site boundary.

4 WATER SUPPLY & SEWERAGE

4.1 Asset Maps

4.1.1 Thames Water is the water and sewerage undertaker for the local area (refer to asset location plans in Appendix E).

4.1.2 Asset location plans indicate the following infrastructure passes directly through the site:

- Public foul water sewer along Highbridge Wharf and entrance to Dukesbridge Court;
- Public surface water sewer along Highbridge Wharf;
- Short length of combined sewer (not maintained by Thames Water) at entrance to Dukesbridge Court;

4.1.3 Asset location plans indicate the following infrastructure is located within close vicinity to the site:

- Water distribution mains (2", 3" & 4") along Highbridge Wharf, King's Road and Duke Street;
- Trunk main (9") along Duke Street.
- Foul rising main along River Kennet;
- Public foul water sewers along King's Road and Duke Street;
- Public surface water sewer along Duke Street; and
- Culverted watercourse (Holy Brook) to the north of the site;

4.2 Network Reinforcement (Capacity)

4.2.1 The British Water Flows and Loads – 4, Code of Practice Document has been used to calculate the expected load of the proposed development on the surrounding network; the Code of Practice calculates the sewage flows, however, as water companies generally assume that 90% of potable water is returned to the sewers, the potable water demand is similar to the sewerage load.

4.2.2 The following assumption were made:

-  Commercial property was used as an office (no canteen) based on a minimum of 11 m³ per person (www.HSE.gov.uk) and an assumed ceiling height of 3m;
-  Apartment occupancy as per Flows & Loads;
-  The total load is multiplied by six to find the peak load.

Building type	Rule of thumb (litres/ per person/per activity/per day)	Activities	Load (l/day)
CURRENT PROPOSAL			
Commercial properties		2	6200
Apartments (23 no. 1 bed, 11 no. 2 bed, 2 no. 3 bed)		36	14760
		Total current load (l/day)	35720
		Total current load (l/sec)	0.41
		Peak current load (l/s)	2.48

- 4.2.3 Thames Water has been contacted in order to confirm whether the existing network currently has sufficient capacity to serve the development without the need for offsite reinforcement works. The original enquiry was the hotel development (peak flow calculated as 28 l/s) and Thames Water indicated that further works (including modelling) would be required to determine whether off-site reinforcement was required for this level of development. Thames Water were subsequently contacted to assess whether the revised proposals require a similar level of work. This was for an earlier commercial and apartment scheme albeit the number of proposed apartments and commercial area were lower than for the current scheme (peak flow calculated as 0.98 l/s). They indicated this the development could be supplied without off-site works (Appendix F). The current scheme has a slightly higher peak flow demand (2.48 l/s) but it is assumed that Thames Water will still be able to accommodate this additional demand. This however should be confirmed with Thames Water.

5 TELECOMMUNICATIONS

- 5.1.1 British Telecom (BT) is the telecommunications supplier for the local area (refer to asset location plans in Appendix G).
- 5.1.2 Asset location maps indicate that following BT infrastructure passes through the site:
- BT Underground cables and boxes within Dukesbridge Court and along Highbridge Wharf.
- 5.1.3 Asset location maps indicate that the following BT infrastructure is present within the local vicinity:
- BT Underground cables and boxes along King's Road and Duke Street; and
 - BT Underground cables and boxes along the northern bank of the River Kennet.
- 5.1.4 BT has an obligation to provide all approved developments with telecommunication infrastructure. BT will only progress with a detailed proposal once a planning application has been approved.
- 5.1.5 Vodafone have also provided a map showing their assets which is also included in Appendix G.

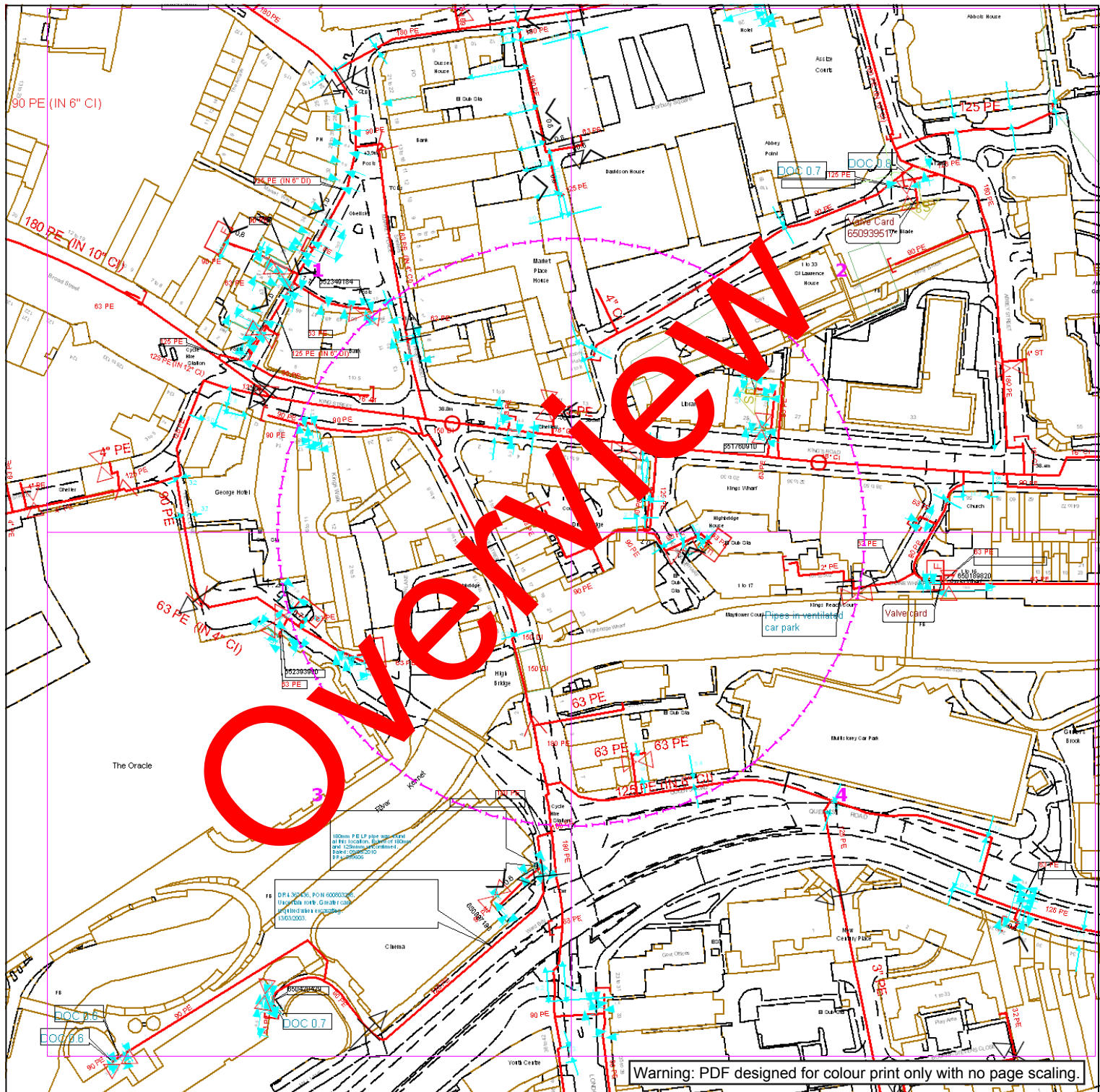
6 SUMMARY

- 6.1.1 The asset location plans obtained from the various utility suppliers indicate that all major utilities suppliers have apparatus within the vicinity of the proposed development.
- 6.1.2 Enquires made to the utility suppliers were for an earlier larger scheme and the responses relate to this unless indicated otherwise.
- 6.1.3 SGN (gas) have indicated that no reinforcement to the local network is likely to be required and there are viable connection points close to the site.
- 6.1.4 Low and high voltage electricity cables are located on or close to the site. SSEN (electricity) would not confirm whether reinforcement works would be required to support the development at this stage, without a formal application being made. Some diversions of electrical infrastructure may also be required but will need to be confirmed by SSEN.
- 6.1.5 From available information, as there is both low and high voltage infrastructure close to the site, it is likely that the site can be supplied, although this requires confirmation together with the scope any necessary reinforcement works.
- 6.1.6 Both water mains and sewers are present in the local road network. Thames Water indicated that they would be able to supply a slightly smaller scheme without off-site reinforcement works. It is assumed that they could supply the current scheme without off-site works but this will need confirming with Thames Water.
- 6.1.7 BT infrastructure passes through the site and it has an obligation to provide all approved developments with telecommunication infrastructure.

Appendix A

Gas Asset Maps





Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

GTs

SSSIs

Diameter Change

Material Change

Digsite:

Line:

Area:

LAS

GTs

SSSIs

Valve

Syphon

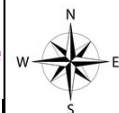
Depth of Cover

GTs

SSSIs

Diameter Change

Material Change



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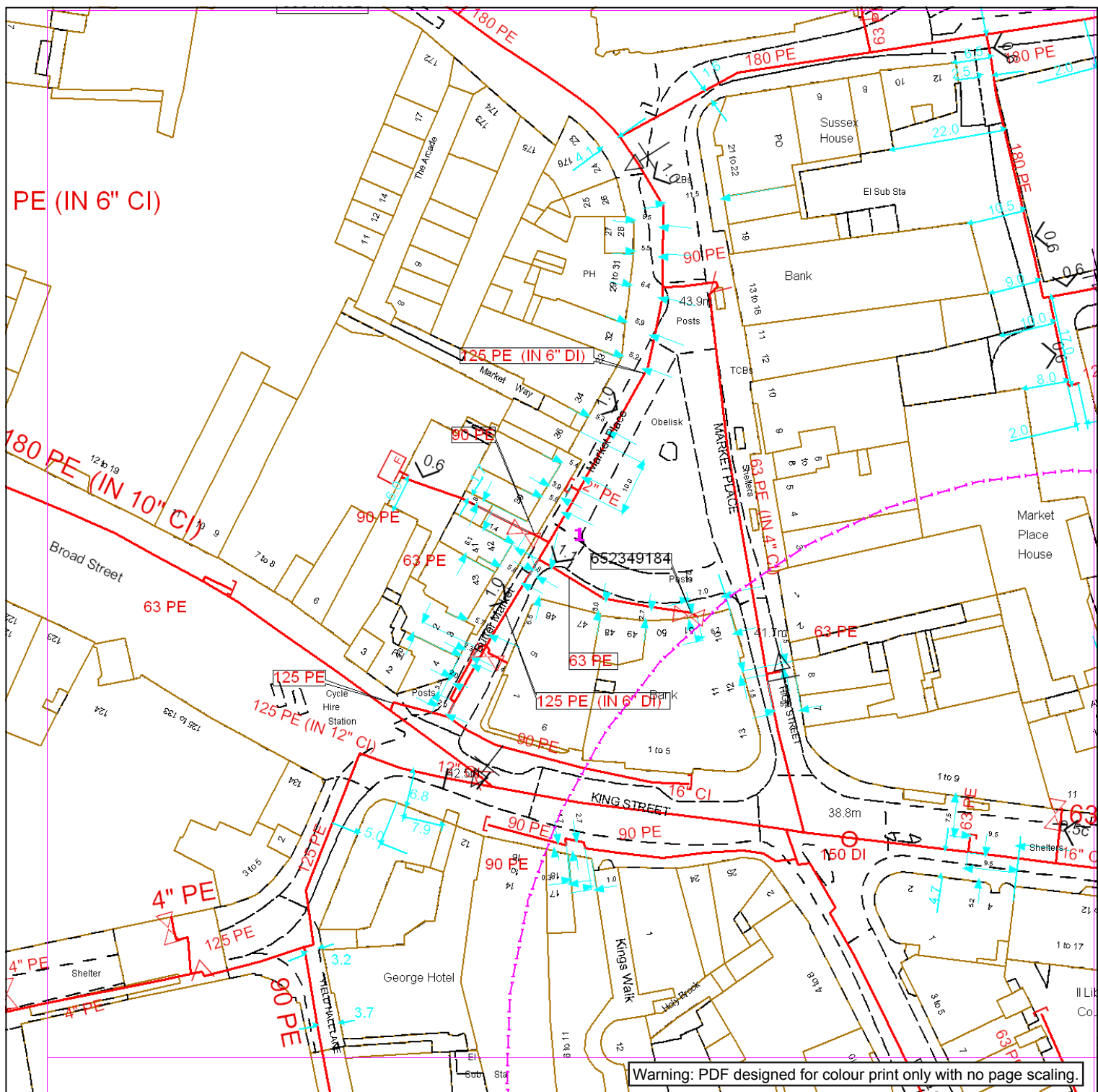


This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from 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

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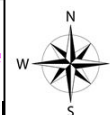
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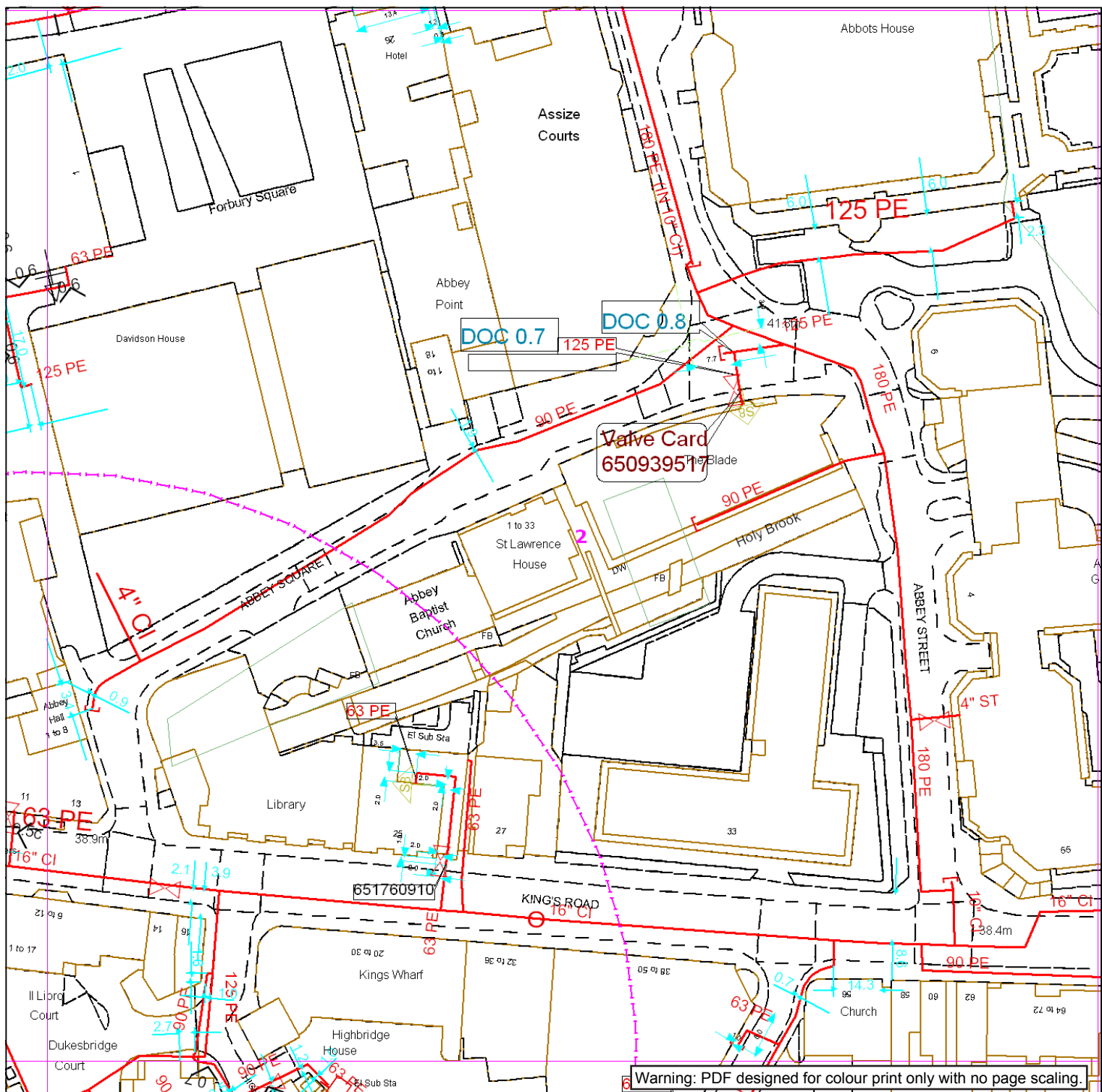
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Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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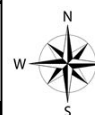
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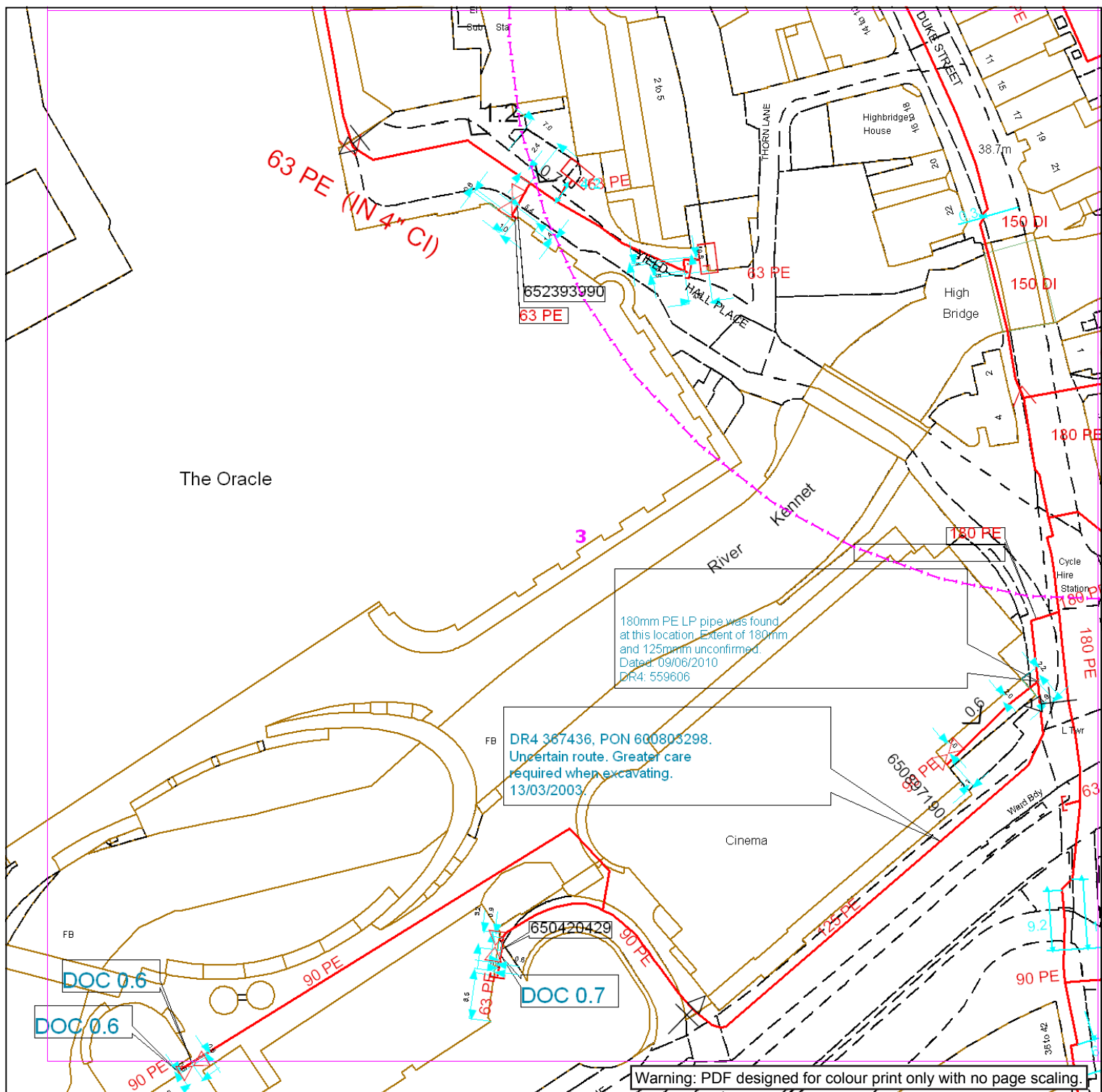
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Date Requested: 10/04/2019
Job Reference: 15282790
Site Location: 471777 173350
Requested by:
Miss Jessica Postma
Your Scheme/Reference:
PSDFeas735

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



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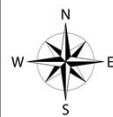
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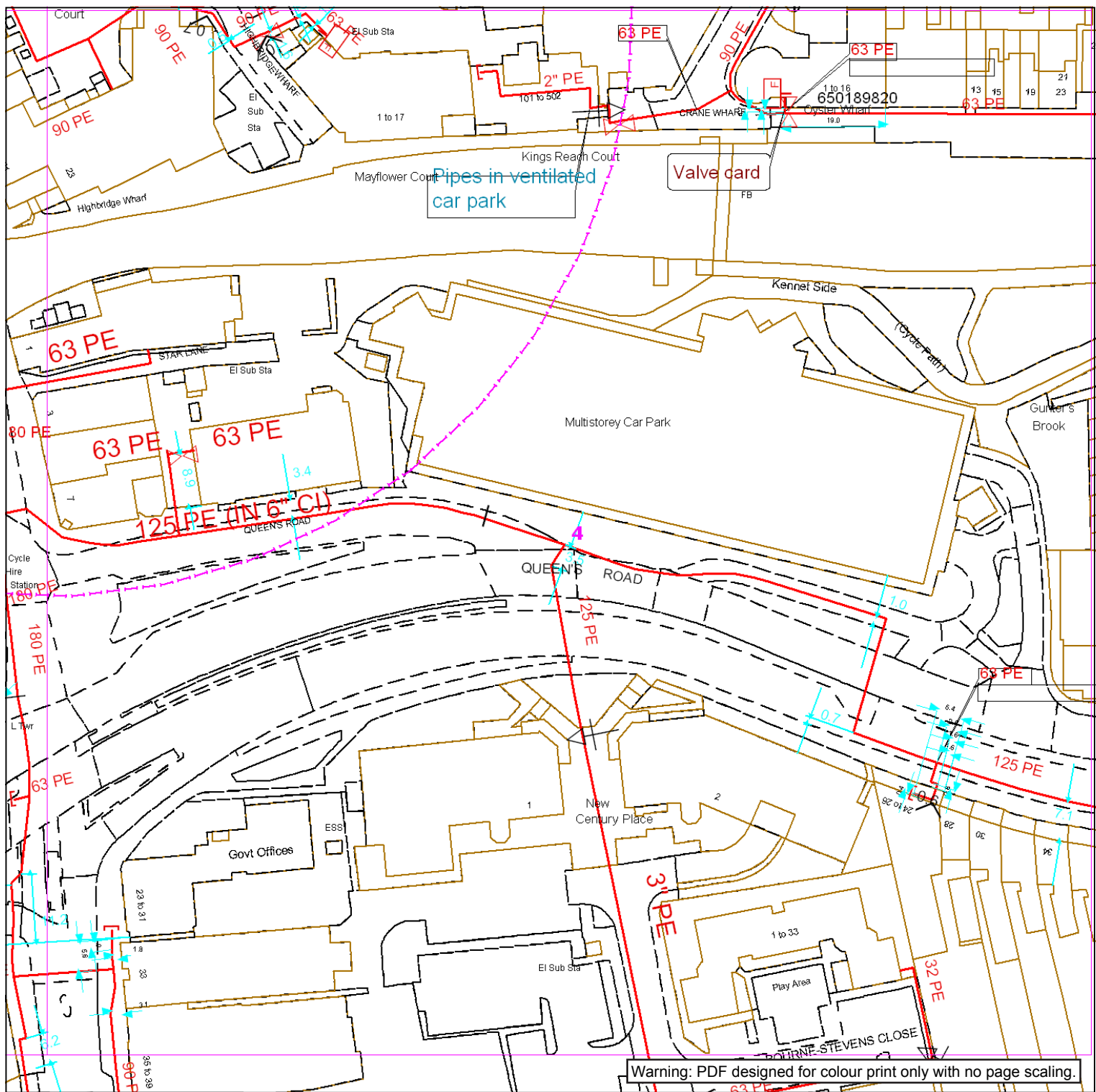
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Date Requested: 10/04/2019
Job Reference: 15282790
Site Location: 471777 173350
Requested by:
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Your Scheme/Reference:
PSDFeas735

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Line:

Area:

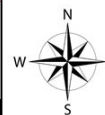
LAS

GTs

SSSIs

Diameter Change

Material Change



This information is given as a guide only and its accuracy cannot be guaranteed.



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

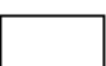
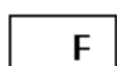
Date Requested: 10/04/2019
Job Reference: 15282790
Site Location: 471777 173350
Requested by:
Miss Jessica Postma
Your Scheme/Reference:
PSDFeas735

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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.

Plans generated by DigSAFE Pro (tm) software provided by LinesearchbeforeUdig

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		GTs
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE		LTS

Appendix B

Gas Network Reinforcement



From: Branagh, Matthew <Matthew.Branagh@sgn.co.uk> **On Behalf Of** SOE gtuip SGN
Sent: 30 August 2019 12:25
To: Emily Leach <Emily.Leach@jnpgroup.co.uk>
Subject: RE: gas supply to a proposed development in Reading

Good morning,

Please find attached plan showing the nearby SGN gas infrastructure.

Your SGN reference is L19148424

It is likely that no reinforcement is required to support your load. This means that there is capacity within the network to supply your proposed load.

As per the NP14 table, 63mm Pipes and smaller should be able to support a load of up to 920kWh before possible reinforcement. 90mm Pipes and larger should be able to support a load of up to 1733kWh before possible reinforcement.

Land enquiries provide a understanding of local distribution networks <7bar, the effect of proposed loads on >7bar networks are not examined during this procedure.

A source pressure of 26mbar would be offered at the connection point of Low Pressure parent main.

If you require more detailed information you will need to submit an application for a Quotation. My department does not provide quotations or Budget Estimates, for new lay or alterations to gas infrastructure, the use of any GIRS registered company currently operating within Southern Gas Networks foot print can be employed for these works. A list of such companies can be found on Lloyds register web site, <http://www.lloydsregister.co.uk/schemes/girs/providers-list.aspx>

If you choose to use a third party from the Lloyds register, I would recommend using one accredited for connections, Design and project management.

**Many Thanks,
Matty Branagh**

Third Party Connections

T: 01293 818 252 (Int: 38252)

E: Matthew.Branagh@sgn.co.uk

SGN, St Lawrence House, Station Approach, Horley, RH6 9HJ
sgn.co.uk

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)

Smell gas? Call 0800 111 999



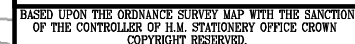
PLEASE NOTE:- SGN have revised their Connections Service Charges with effect from the 18th June 2018. These new rates are available to view at the following location:

<https://www.sgn.co.uk/Our-Services/SGN-Connections-Charges/>

Appendix C

Electricity Asset Maps





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

01189-126500

Scale 1:1250

Date: 10/04/2019

Grid Ref:su71777334

PSD

jessicap

Plot 2 of 2

UNCONTROLLED COPY

Subject to Revision without Notice

Template: SIAS NRSWA BW A4 plot3

NORMAL DEPTH TO THE TOP OF THE
CABLE WHEN LAID.

	services	lv	hv	ehv
FOOTPATH	0.40m	0.45m	0.60m	0.75m

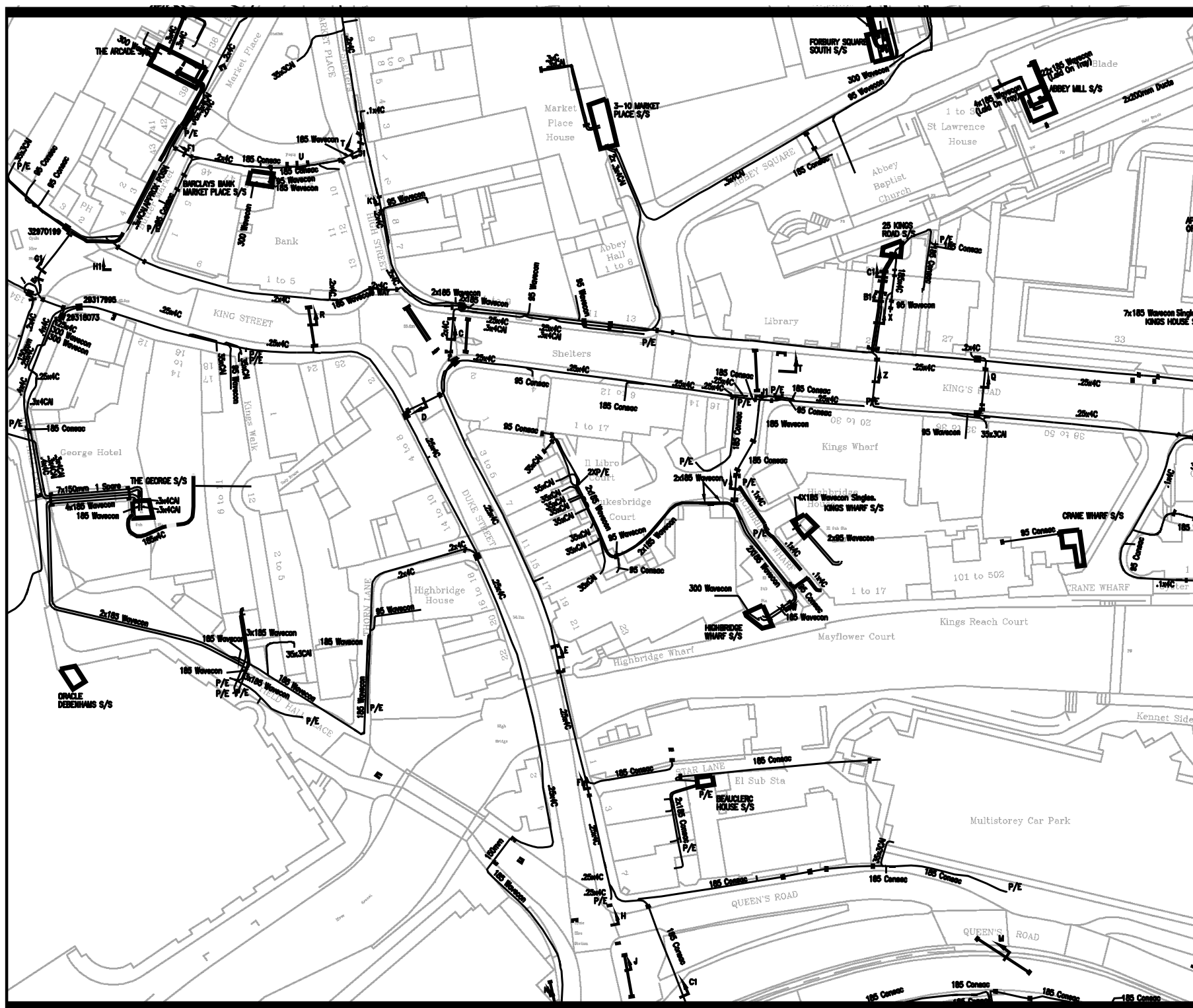
ROAD CROSSING 0.65m 0.60m 0.75m 0.90m

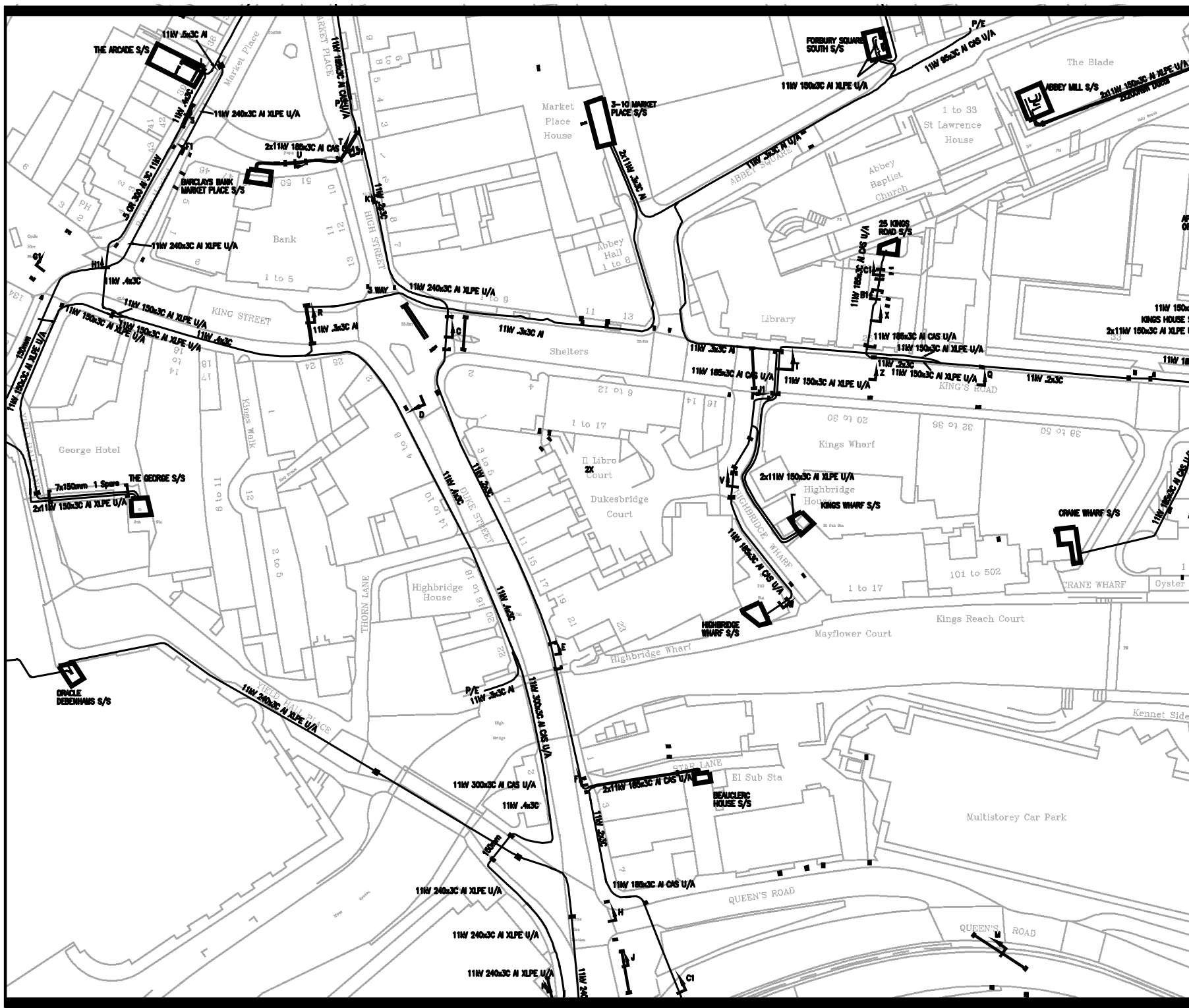
l.v./services	-up to 1000V
h.v.	-over 1000V to 11,000V
e.h.v	-22,000V and 132,000V

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.
(available from THE HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES
THE HEALTH AND SAFTY GUIDANCE NOTE GS6 SHOULD
BE CONSULTED.
(AVAILABLE FROM THE HSE)





BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION
OF THE CONTROLLER OF H.M. STATIONERY OFFICE CROWN
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Southern Electric Power Distribution plc.
Registered in England No. 04094290. Registered Office:
No. 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH

READING

01189-126500

HV

Scale 1:1250

Date: 10/04/2019

Grid Ref:su71777334

PSD

jessicap

Plot 1 of 2

UNCONTROLLED COPY

Subject to Revision without Notice.

Template: SIAS NRSWA BW A4 plot3

NORMAL DEPTH TO THE TOP OF THE
CABLE WHEN LAID.

	services	lv	hv	ehv
FOOTPATH	0.40m	0.45m	0.60m	0.75m
ROAD CROSSING	0.65m	0.60m	0.75m	0.90m

l.v./services -up to 1000V
h.v. -over 1000V to 11,000V
e.h.v -22,000V and 132,000V

WARNING

There may have been subsequent alterations to
the surface levels. Trial holes must be taken to
determine positions and depths of cables. HS (G)
47 Booklet from the Health and Safety Executive -
Avoiding Danger from Buried Cables - should be
consulted before commencing excavation work.
(available from THE HSE)

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

Appendix D

Electricity Network Reinforcement



From: Lawley, Tina <Tina.Lawley@sse.com> **On Behalf Of** Connections
Sent: 05 September 2019 14:39
To: Emily Leach <Emily.Leach@jnpgroup.co.uk>
Cc: Lawley, Tina <Tina.Lawley@sse.com>
Subject: ***EPT952*** NEW SUPPLY - ***MISSING INFORMATION*** NEW HOTEL, DUKESBRIDGE COURT, READING, RG1 4SA.

Good Afternoon,

Thank you for your email.

I take on board your comments regarding the early stage that you are at with your scheme, but I am afraid our quoters cannot simply produce a quotation for a supply of this size without knowing exactly what they are quoting for.

If you are not ready to connect for some time please let us know as we may be able to issue you with a budget estimate. A budget estimate can be ideal if you are looking to get an indication of costs, however please be aware that the estimation does not include a network study and can not be progressed further; a formal quotation would need to be generated.

As you have no details and need to have a network assessment, you could apply for 1 x 720kVA connection as this will give you an answer with regard to reinforcements, however this will incur Connections Offer Expenses.

For this option, we will still need to know:

- **A SITE LOCATION PLAN INDICATION POINT OF SUPPLY**
- **A SIGNED LETTER OF AUTHORITY FROM THE LANDOWNER IF YOU ARE WORKING ON BEHALF OF A CLIENT**

Please be aware that Connection Offer Expenses, where applicable, will be due to be paid for the provision of this Connection Offer. Where applicable this will be payable even if you do not wish to accept your Connection Offer. If you cancel your applications within 14 days you will not be liable for any Connection Offer Expenses. However where applicable, if you cancel after this point you will be required to pay the full amount. For further information on Connection Offer Expenses, including where charges are applicable, you can find our [Connection Offer Expenses user guide here](https://www.ssen.co.uk/connections/usefuldocuments/).
(<https://www.ssen.co.uk/connections/usefuldocuments/>)

For any future requests you can apply online at www.ssen.co.uk/Connections/ or by telephone on 0800 048 3516 Option 2.

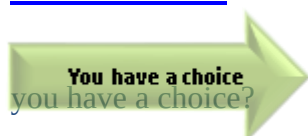
Kind regards,



Tina Lawley
Connections & Engineering
T: +44(0) 8000 483 516
E: connections@sse.com
Walton Park, Walton Road, Cosham, PO6 1UJ
www.ssen.co.uk



Did you know you can find useful information and apply for your works at
www.ssen.co.uk



If you are looking for a new connection did you know that

For more information please visit –

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

If you have an enquiry please call **Connections and Engineering**
: 0800 048 3516
E-Mail: connections@sse.com

If you would like to make a payment please contact **Quote Acceptance**
0800 197 5527
E-Mail: quote.acceptance@sse.com

Please confirm the name and address of the person paying, if different from Applicant



For information on how we collect and process your data, please see our privacy notice, www.ssen.co.uk/PrivacyNotice/. If you do not have access to our website or would like a hard copy sent, please ask a member of staff.

From: Emily Leach [<mailto:Emily.Leach@jnpgroup.co.uk>]

Sent: 30 August 2019 14:18

To: Connections

Subject: RE: EPT952 [EXTERNAL] Electricity Supply to proposed development in Reading

Good afternoon,

Sorry for any confusion caused. We are not currently at the point where detailed information can be provided about the scheme as it is still being progressed and has not yet been submitted as planning application. Therefore we cannot complete the application form we were provided. All we are simply trying to determine at this stage is if the network can support an increase in capacity of 720 kVa? Also, if any reinforcement will be required to support this load?

Thanks
Emily Leach

From: Price, Matt <Matt.Price@sse.com> **On Behalf Of** Connections

Sent: 22 August 2019 14:49

To: Emily Leach <Emily.Leach@jnpgroup.co.uk>

Cc: Ellen Lishman <Ellen.Lishman@jnpgroup.co.uk>; Price, Matt <Matt.Price@sse.com>

Subject: RE: EPT952 [EXTERNAL] Electricity Supply to proposed development in Reading

Good Afternoon,

Thank you for your email.

We sent an email back to Ellen on 17 August requesting more information in order for us to progress your application.

Before we can progress your application, please kindly provide the following details :

(I have provided an application form to be completed in order to consolidate the information required in to one document)

- **A site Plan – with the below as required :**
- **If this is to be one large connection please provide a Site plan detailing the required location for the supply :**
- **If more the one connection is required please detail the load breakdown and include a plan with proposed locations for each connection :**
- **A letter of Authority will need to be provided in order to progress with a quotation if you are working on behalf of a client :**
- **If there are to be Lifts, Pumps or Motors on site please complete the following specification for each :**

Single/Three Phase:

Starting Current (in amps):

Starting Method: (*Soft Start/Direct on Line/Star Delta*)

Rating (in kW):

Starts per hour:

Please note that we require all of the above information in order to progress your job to a local connections quoter. If you are unable to provide the above information please do not hesitate to contact us so that we can discuss the available options with you.

Alternatively if you are not ready to connect for some time please let us know as we may be able to issue you with a budget estimate. A budget estimate can be ideal if you are looking to get an indication of costs, however please be aware that the estimation does not include a network study and can not be progressed further; a formal quotation would need to be generated.

We have assumed that it is JNP GROUP responsible for any costs in relation to this job. If this has since changed or is incorrect please can you let us know as we are not able to accept a payment from a third party without your consent.

Please be aware that Connection Offer Expenses, where applicable, will be due to be paid for the provision of this Connection Offer. Where applicable this will be payable even if you do not wish to accept your Connection Offer. If you cancel your applications within 14 days you will not be liable for any Connection Offer Expenses. However where applicable, if you cancel after this point you will be required to pay the full amount. For further information on Connection Offer Expenses, including where charges are applicable, you can find our [Connection Offer Expenses user guide here](https://www.ssen.co.uk/connections/usefuldocuments/).

(<https://www.ssen.co.uk/connections/usefuldocuments/>)

For any future requests you can apply online at www.ssen.co.uk/Connections/ or by telephone on 0800 048 3516 Option 2.

Kind regards,



James Byrne

Connections and Engineering

T: +44(0) 800 048 3516

E: connections@sse.com

Walton Park, Walton Road, Cosham, PO6 1UJ

www.ssen.co.uk



Did you know you can find useful information and apply for your works at www.ssen.co.uk

 If you are looking for a new connection did you know that you have a choice?
You have a choice
For more information please visit –

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

If you have an enquiry please call **Connections and Engineering**

: 0800 048 3516

E-Mail: connections@sse.com

If you would like to make a payment please contact **Quote Acceptance**

0800 197 5527

E-Mail: quote.acceptance@sse.com

Please confirm the name and address of the person paying, if different from Applicant



For information on how we collect and process your data, please see our privacy notice, www.ssen.co.uk/PrivacyNotice/. If you do not have access to our website or would like a hard copy sent, please ask a member of staff.

From: Emily Leach [<mailto:Emily.Leach@jnpgroup.co.uk>]

Sent: 19 August 2019 09:44

To: Connections

Cc: Ellen Lishman

Subject: EPT952 [EXTERNAL] Electricity Supply to proposed development in Reading

WARNING: this email has originated from outside of the SSE Group. Please treat any links or attachments with caution.

Good Morning

I am just emailing to chase a response to Ellen's email sent on the 14th August at 15:37 regarding a proposed residential development in Reading. A response sent as soon as possible will be very much appreciated

Kind regards
Emily

Emily Leach

www.jnpgroup.co.uk Consulting Engineers

Brighouse • Chesham • Hartlepool • Leamington Spa • **Sheffield**



No1 Meadowhall Riverside, Meadowhall Road, Sheffield. S9 1BW
Tel: 0114 244 3500 [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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Appendix E

Water & Sewerage Asset Maps



Asset location search



Property Searches

Powersave Direct Ltd
Cabrhilla House
87-89 Reddal Hill Road
CRADLEY HEATH
B64 5JT

Search address supplied Dukesbridge Court
Duke Street
Reading
RG1 4SA

Your reference PSDFeas735

Our reference ALS/ALS Standard/2019_3984866

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: Dukesbridge Court, Duke Street, Reading, RG1 4SA

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

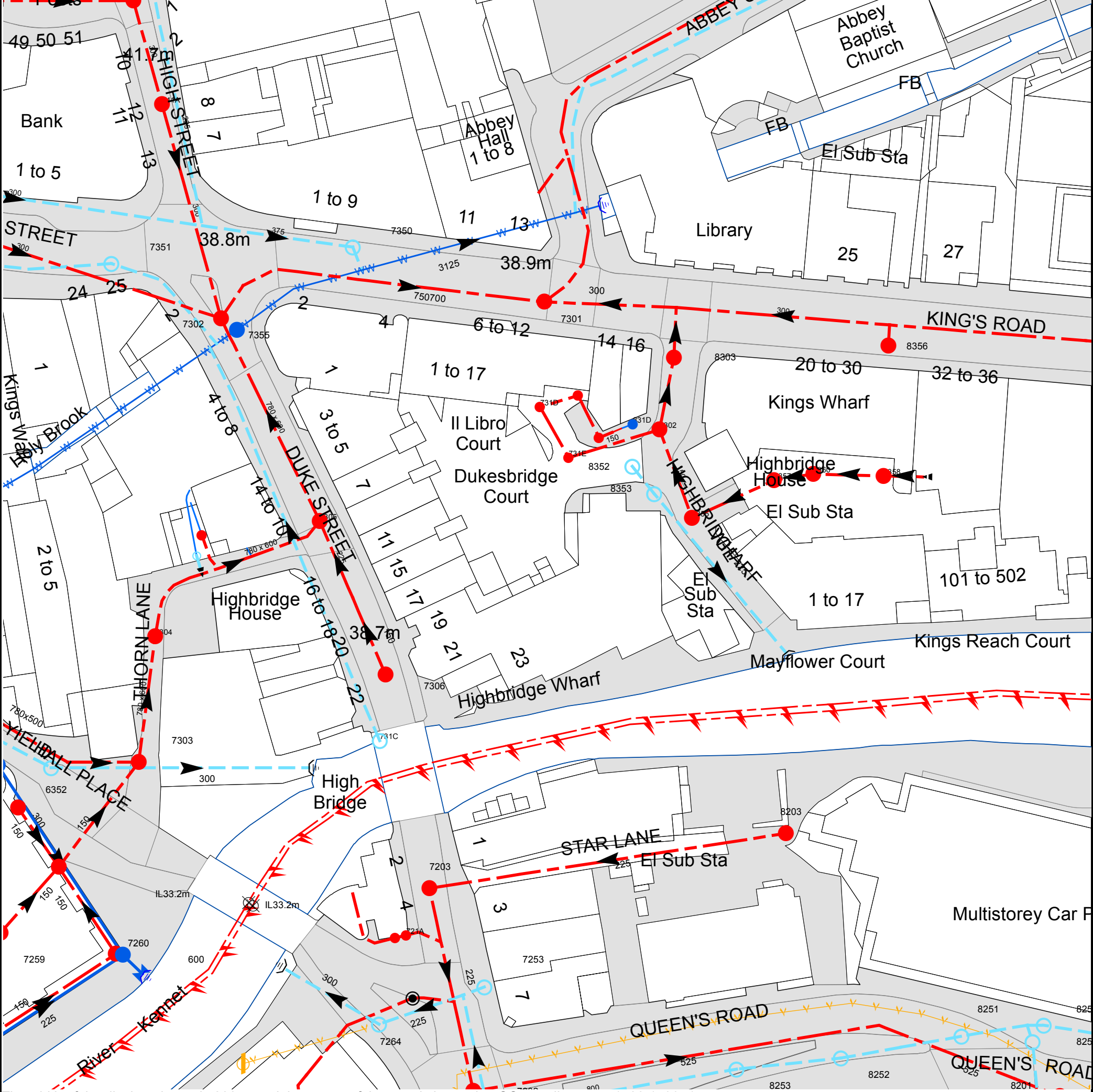
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

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 471788,173341
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
741A	n/a	n/a
7401	42.34	38.62
8355	38.03	36.39
8357	38.01	37.05
8358	38.25	37.26
8360	n/a	n/a
8302	38.28	36.15
8303	38.25	35.95
8356	n/a	n/a
7306	38.77	35.77
7304	38.52	35.09
731B	n/a	n/a
731A	n/a	n/a
7305	38.56	34.77
8353	38.3	36.55
8352	38.3	36.71
731E	n/a	n/a
73NF	n/a	n/a
831D	n/a	n/a
731D	n/a	n/a
73ME	n/a	n/a
7355	n/a	n/a
7302	39.32	n/a
7301	38.72	34.73
7351	39.88	39.05
7350	39.41	38.08
7202	38.45	34.9
8253	n/a	n/a
8252	38.25	35.98
8256	n/a	n/a
8251	38.26	36.28
8255	n/a	n/a
7264	38.9	36.26
7253	37.92	36.99
7260	39	36.4
7259	39.6	36.36
721A	n/a	n/a
7203	38.52	n/a
6211	38.2	36.13
8203	37.29	35.95
6212	38.2	36.34
6352	38.09	36.23
7303	38.37	35.09
731C	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

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.

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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

Appendix F

Water & Sewerage Network Reinforcement and Onsite Supply





Ms Sarah Longstaff
JNP Group
MBP2
Meadowhall Business Park
Carbrook Hall Road
Sheffield
S9 2EQ



6th January 2020

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Ms Longstaff,

Thank you for providing information on your development Dukesbridge Court, Duke Street, Reading RG1 4SA consisting of 27 residential flats and 150m² of commercial premises.

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient supply capacity 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 supply capacity.

Please note that we may contact you if we need to carry out any network modelling associated with this. The modelling would be done at our cost and within your timescales.

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've any further questions, please contact me on 07747 640 806.

Yours sincerely

Claire Gould

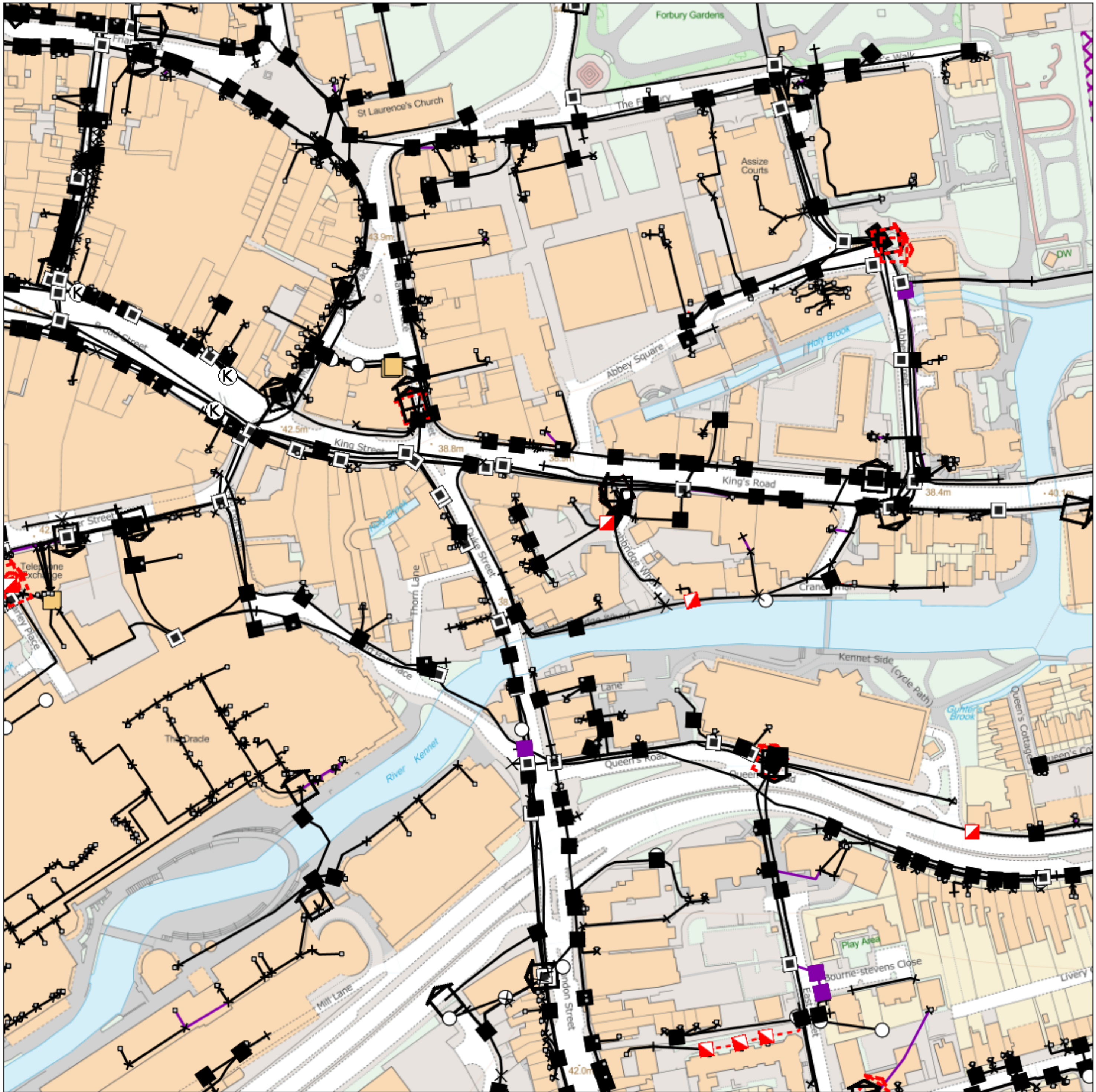
Thames Water

Appendix G

Telecommunications Asset Maps



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.



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

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KEY TO BT SYMBOLS

	<i>Planned</i>	<i>Live</i>	Change Of State	+	Hatchings	
			Split Coupling	X	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk	K	Duct	
Manhole			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.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

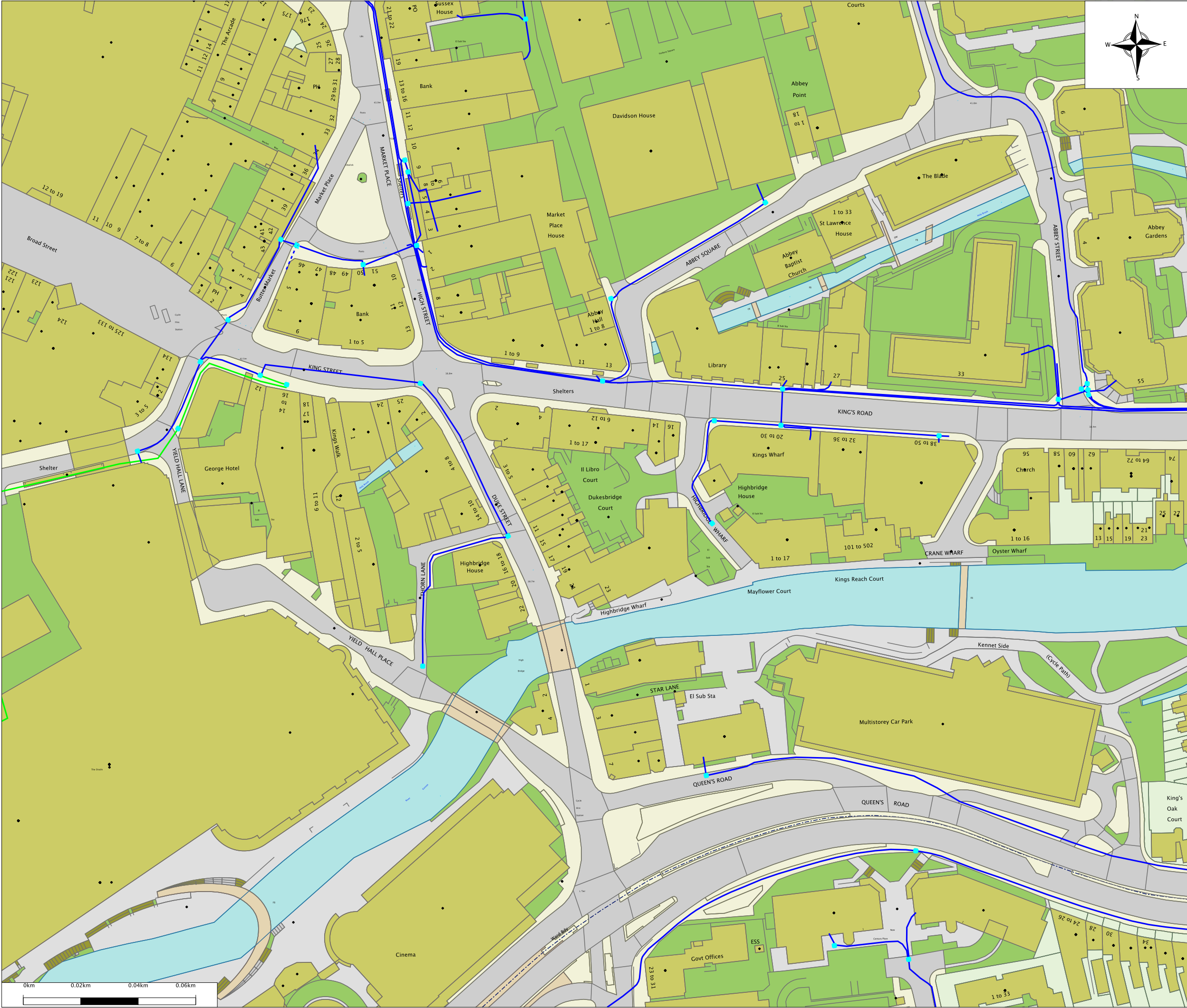
BT Ref : LAJ04168Q

Map Reference : (centre) SU7177673349

Easting/Northing : (centre) 471776,173349

Issued : 10/04/2019 16:16:52

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



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Legend

- Underground Utility Box.Location Act., T03
- Underground Utility Box.Location Act., T01
- Underground Utility Box.Location Act., T02
- Underground Utility Box.Location Inact., T02
- Underground Route.Route Act. - Owned
- Underground Route.Route Act. - Leased
- Underground Route.Route Act. - Third Party
- Underground Route.Route Inact. - Owned



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

Plot Date : 12/04/2019 Scale : 1:1250

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

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



■ john newton & partners

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