



45 Caversham Rd Reading.

Utilities Report

TDS General Notes

Site Name: 45 Caversham Rd Reading
Report Title: Utilities Report.
Client: Elstree Land.
Date: September 2020.
Office: South West Regional Office.
Status: Final Draft.

Author.	Steve Williams	Reviewed by:	Scott Gill.
Date.	September 2020	Date.	September 2020

TDS SW Ltd have prepared this report for the sole use of the client, showing reasonable skill & care, for the intended purpose of identifying capacities available to support the servicing of this scheme from the current network. This report may not be relied upon for any other party without the expressed agreement of the client & TDS SW Ltd. No other warranty expressed or implied is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by TDS SW Ltd for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Note, existing services capacity will vary constantly and it should be noted that all availability has a limited shelf life.

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1. INTRODUCTION

In accordance with the instructions from Elstree Land, TDS SW Ltd have carried out an assessment of the existing service associated with the proposed development at 45 Caversham Rd Reading for the construction of 40, 1 & 2 bed apartments.

2. **SITE BACKGROUND.**

The site is located at the junction of Caversham Rd & Great Knollys St. Reading with residential development to both sides of this proposal along Great Knollys St & Caversham Rd.

The site in the most recent past has been utilised by a car rental company.

The Site Location Plan is contained in ***Appendix A.***

The Site Survey contained in ***Appendix B*** indicates the site to be regular in shape relatively flat.

3. Development Proposals.

The proposal for the redevelopment of this site consists of the construction of 1 & 2 Bedroomed apartments with associated parking facilities. See ***Appendix C.***

The specific details behind this proposal will be presented by my clients architect.

4. Existing Services.

4.1. Electricity

Existing services run in both Caversham Rd and in Great Knollys Street. All existing services are contained within the adopted areas of Caversham Rd & Great Knollys Street and the Development Site remains clear. See **Appendix D.**

4.2. Gas

ESP. (East Surry Pipelines) have an existing LP service to the western extremity of the development proposal contained within the adjacent residential apartment block. This will not be affected by this proposal. See **Appendix E.**

SGN, (Scotia Gas Networks) have an existing PE main running site side in the existing footway of Great Knollys St together with a 180 PE main site side in the existing footway of Caversham Rd. See **Appendix E.**

4.3. Water

Thames Water have an existing 90 & 180 HPPE main in Caversham Rd together with 3" & 6" Cast Iron in Great Knollys St. See **Appendix F.**

4.4. Telecoms

'Openreach' have existing services in the footway of Caversham Rd & Great Knollys St.

'Virgin Media' have existing services in Great Knollys St footway as do 'Instacom' & Zayo. See **Appendix G.**

None of which should affect the proposed development.

5. Proposed Services.

5.1. Electricity

A new supply will be provided by SSE from the corner of Weldale Street, along the footway of Caversham Rd and into the site of Great Knollys St. See **Appendix H**.

5.2. Gas

SGN are obliged to maintain 'matrix pressure' within their existing network at all times.

This should cater for up to 150 plots to be served unencumbered. Supply should therefore not an issue.

5.3. Water

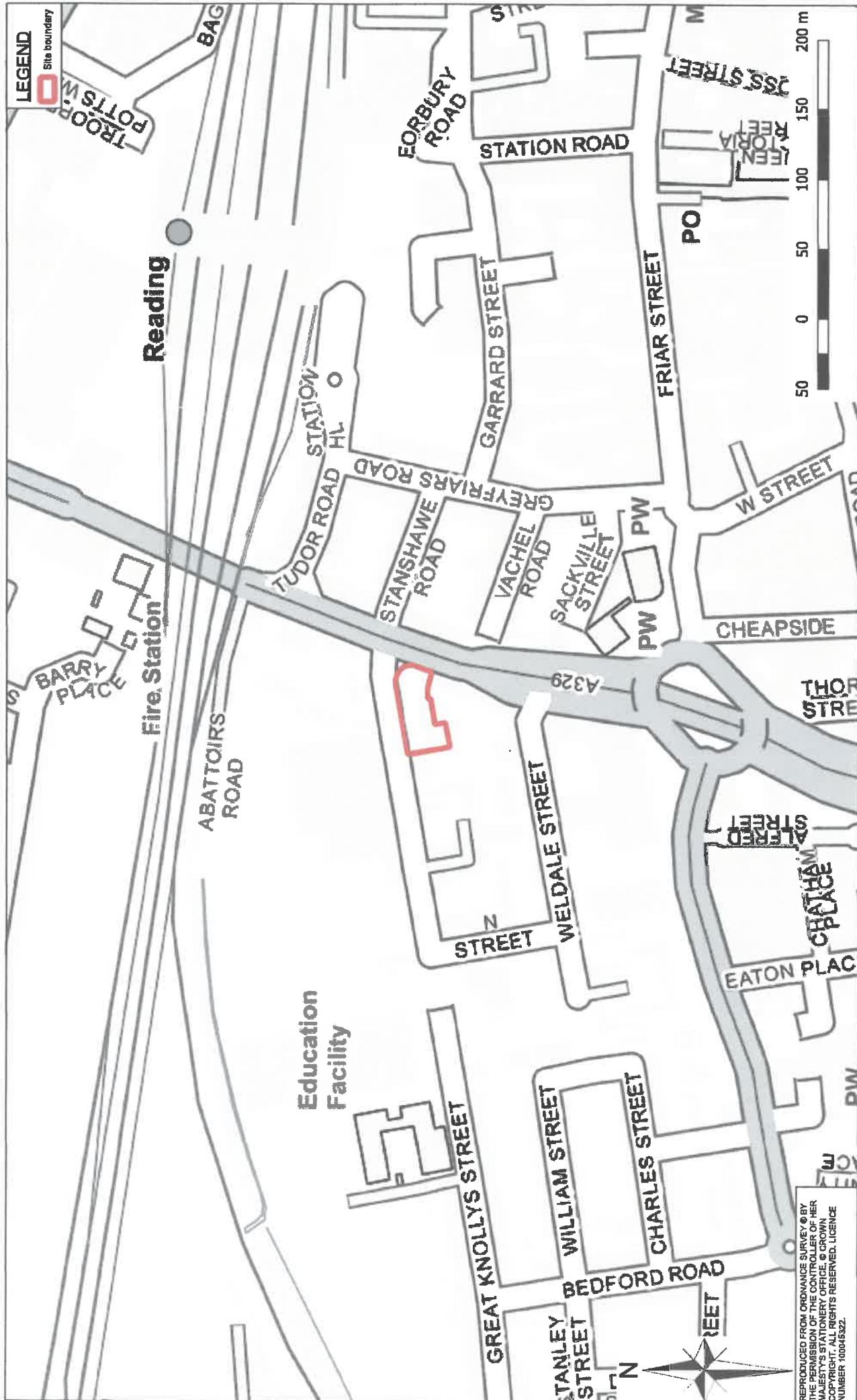
As a result of changes to the Water Act, introduced in April 2018, and updated more recently in April 2019, developers have an automatic right of connection to existing potable water supplies without being burdened with costly off site reinforcement contributions.

A development of 40 Apartments would require something in the order of a 80/90mm mains service to adequately service this proposal. With existing 90 & 180 HPPE mains existing in Caversham Rd the scheme will be adequately serviced by either of these options.

5.4. Telecoms

Existing services exist in both Caversham Rd & Great Knollys St from a number of providers referred to above. See **Appendix G**

Appendix A. Site Location Plan.



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Job Title
 45 CAVERSHAM ROAD
 READING

Figure Title
 SITE LOCATION PLAN

Client
 ELSTREE LAND LIMITED

Scale	1:2500 @ A3	Date	SEP 20	Designed	JH
Drawn	JH	Checked	GG	Approved	GG
Job No	20-184	Figure No	FIGURE 1	Rev	

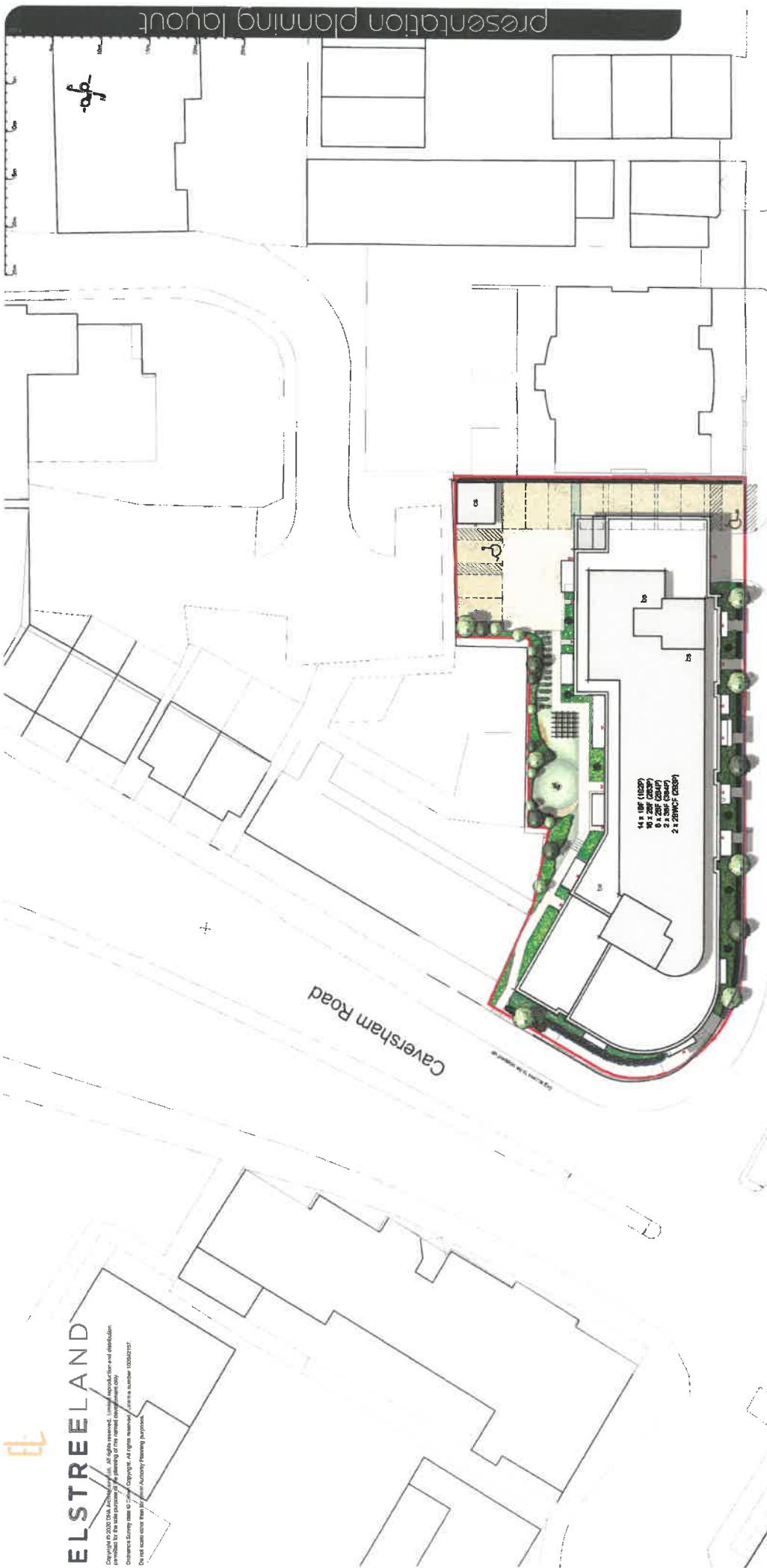
Appendix B. **Site Survey.**

Appendix C. Site Plan.



ELSTREELAND

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Contracted Survey aims to 1:200. Copyright - All rights reserved. dha architecture ltd is a number 100041157.
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presentation planning layout

Great Knollys Street



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e. surveys@dhaarchitecture.co.uk

u. www.dhaarchitecture.co.uk

45 caversham road, reading

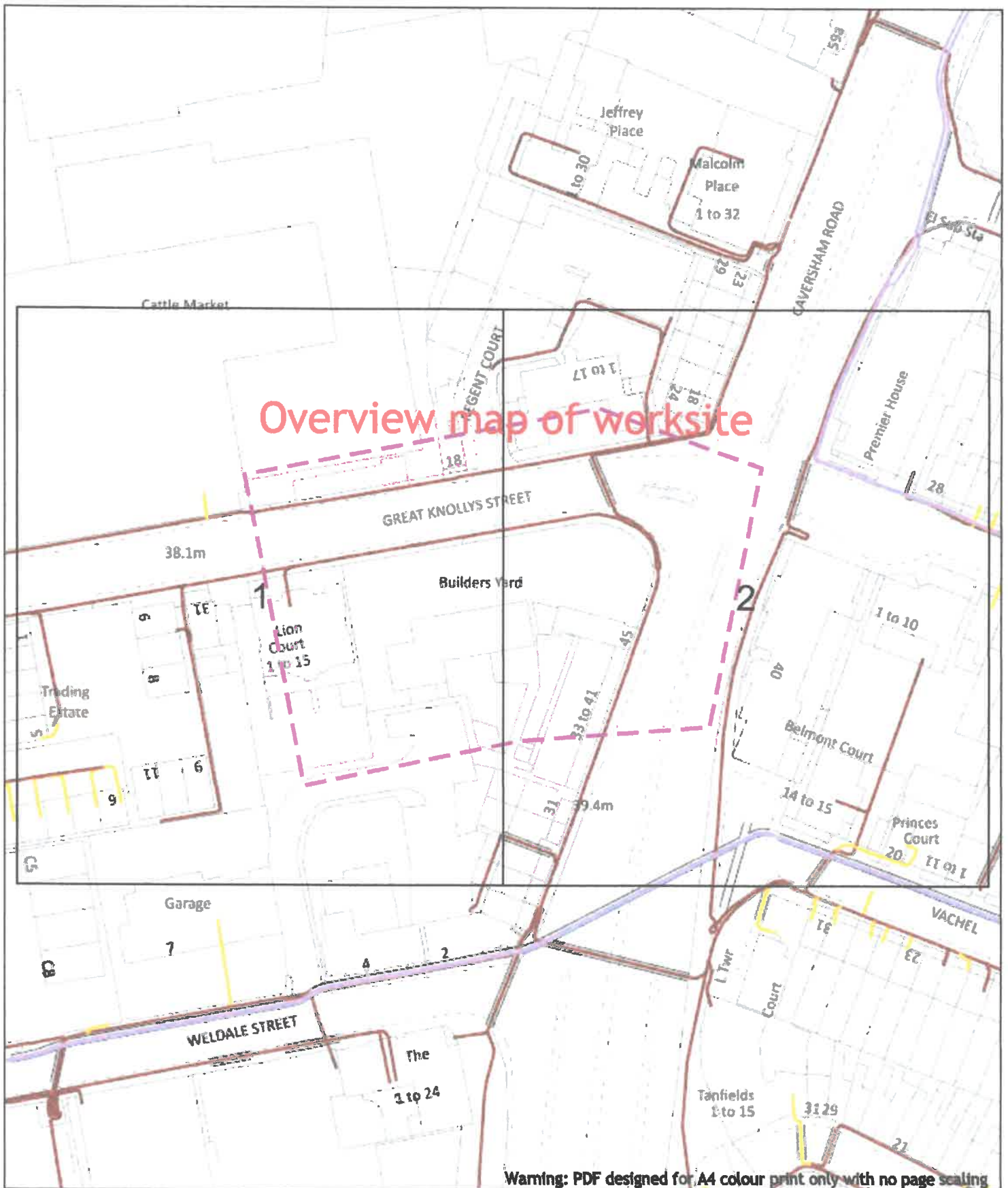
08.09.2020, added
Presentation Planning Layout
1:200 @ A1 scaling

121903-ELS-01

rev date by details

Appendix D.

Existing SSE Services Information.



Warning: PDF designed for A4 colour print only with no page scaling

Dig Sites Area: --- Line: ---

Date Requested: 24/02/2020
Job Reference: 17782407
Site Location: XY= 471100, 173750
Requested by: Ms Christina Elliott
Your Scheme/Reference: LM
83659/SSM

Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V		
HV (High Voltage)	Over 1,000V to 11,000V		
EHV (Extra High Voltage)	22,000V to 33,000V		
Transmission	175,000V and 400,000V		
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
Services	LV	HV	EHV
Footpath/Highway	0.45m	0.45m	0.8m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend	
---	Transmission Lines
---	11kV
---	6.6kV
---	3.3kV
---	1.1kV
---	0.6kV
---	0.4kV
---	0.2kV
---	0.1kV
---	0.05kV
---	0.02kV
---	0.01kV
---	0.005kV
---	0.002kV
---	0.001kV

Overhead Structures (Overhead)	
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
---	Overhead Lines
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---	Overhead Lines
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---	Overhead Lines
---	Overhead Lines
---	Overhead Lines



Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inverlorn House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No. SC213459

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

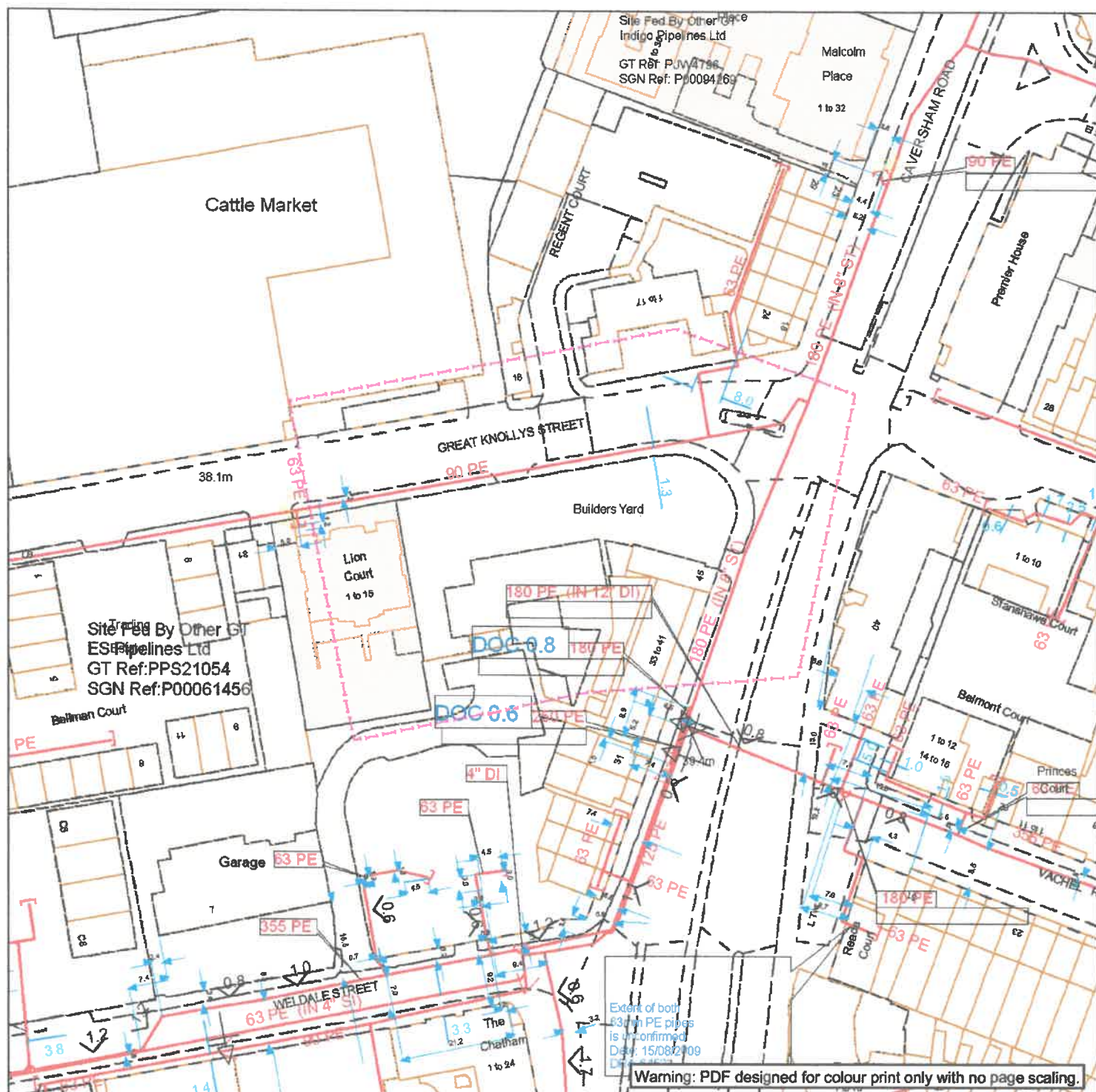
Subject to revision – Master held by SSN Asset Data Team:
Asset.Data@sse.com
01256 337 294

Scale: 1:1025 (When plotted at A4)

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Plans generated by iMapPro software provided by Lineas de Energía S.A.

Appendix E.

Existing ESP & SGN Services.



Contact Us

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

Date Requested: 24/02/2020
Job Reference: 17782407
Site Location: 471107 173751
Requested by:
Ms Christina Elliott
Your Scheme/Reference:
LM 83659/SSM

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

Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

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, syphons, 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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Plans generated by DigSAFE Pro (tm) software provided by Lineasearchbefore4dig

Appendix F.

Existing Thames Water Record Plan.

The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471107, 173742.

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.

Appendix G.

Existing Services Plans:

BT/Openreach apparatus

Virgin Media apparatus

Instacom apparatus

& Zayo apparatus.

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

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(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

KEY TO BT SYMBOLS

KEY TO BT SYMBOLS			Change Of State		Hatchings	
	<i>Planned</i>	<i>Live</i>	Split Coupling		Built	
PCP			Duct Tee		Planned	
Pole			Building		Inferred	
Box			Kiosk		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						

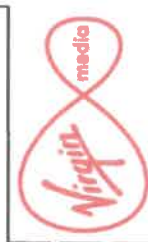


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Important information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there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

bharath.gowda@virginmedia.co.uk
VM.1160464

Duct Trench
Chamber
Cabinet



Legend

CW / FW Cable

Fibrespan Cable

Rail Cable





Date Requested: 24/02/2020

Requested by: Christina Elliott

Company: Atkins

Job Reference: 17782407

Your Scheme/Reference: LM 83659/SSM

— ZAYO DUCT
 ■ ZAYO CHAMBER
 Dig Sites: Line — Area ■
 Scale on A4 paper: 1:1000

zayo
GROUP

4th Floor Harmsworth House
 13-15 Bouverie Street
 London EC4Y 8DP

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 Sterling House
 Mutton Lane, Potters Bar
 Hertfordshire, EN6 3AR
 T: 01992 788 019



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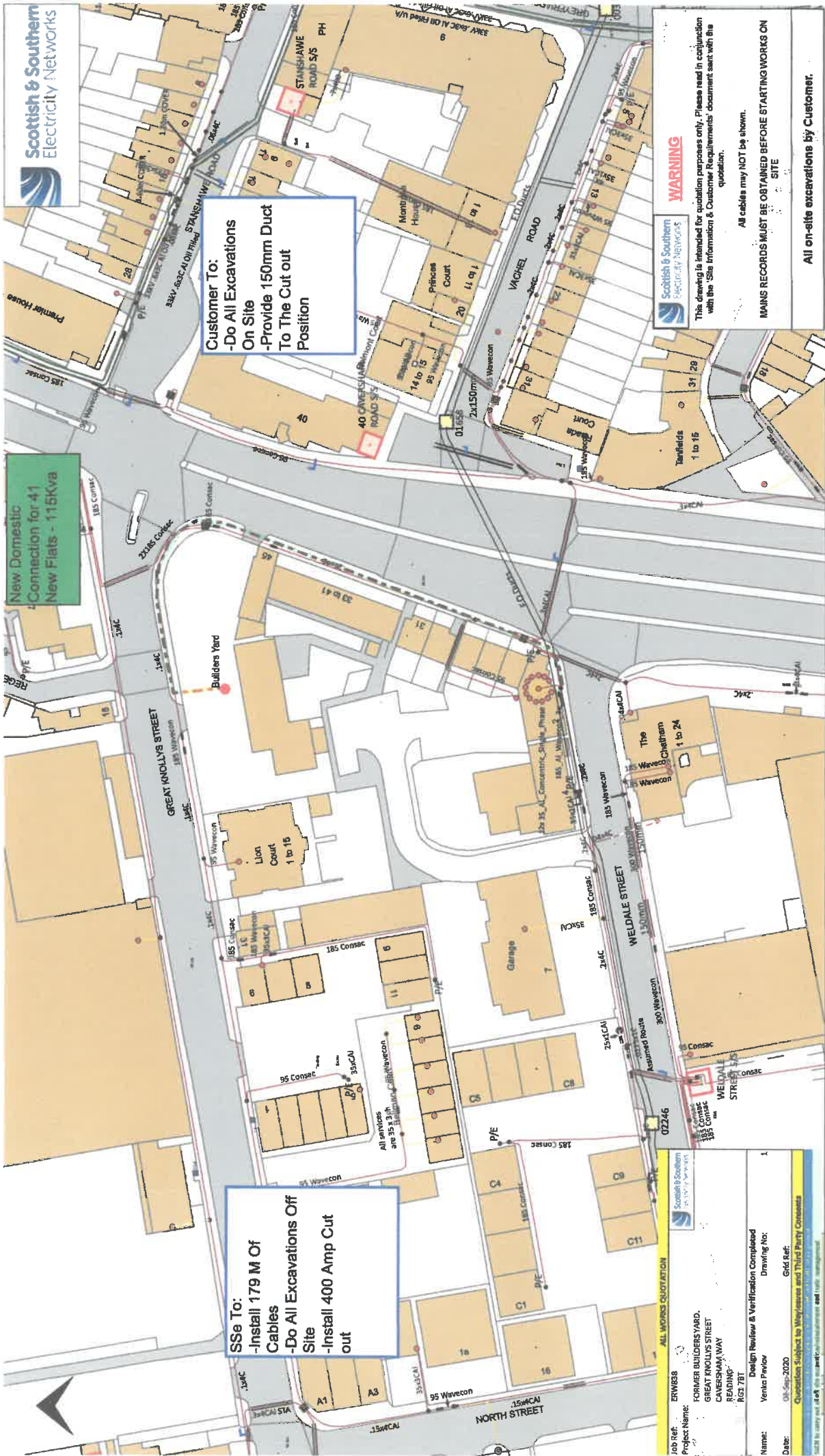


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zayoplantquiries@ismgroup.com

Appendix H.

Proposed SSE mains POC site service plan.



Customer To:
-Do All Excavations
On Site
-Provide 150mm Duct
To The Cut out
Position

SSE To:
-Install 179 M Of
Cables
-Do All Excavations Off
Site
-Install 400 Amp Cut
out

WARNING

This drawing is intended for quotation purposes only. Please read in conjunction with the 'Site Information & Customer Requirements' document sent with the quotation.

All cables may NOT be shown.

MAINS RECORDS MUST BE OBTAINED BEFORE STARTING WORKS ON SITE

All on-site excavations by Customer.

Legend

15kV Cable	33kV Cable	110kV Cable
Manhole	Manhole	Manhole
Pole	Pole	Pole
...	...	...

Scale: 1:800		Map Centre: 471093, 173709		Plot Date: 08/09/2020	
UNCONTROLLED COPY Subject to revision Master held by SSE Asset Data Team - Asset.Data@sse.com					
If you are unsure & need to seek advice before commencing excavations please contact;	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
		Services	LV	HV	EHV
	FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
	ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
	AGRICULTURAL	1m	1m	1m	1.1m
General Enquiries	0800 048 3516				

WARNING

There may have been subsequent alterations to the surface levels. Trail 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. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Job Ref: ENW838
Project Name: FORMER BUILDERS YARD, GREAT KNOLLYS STREET, CANNESMAN WAY, READING, RG2 7BT
Name: Design Review & Verification Completed
Date: 08-Sep-2020
Grid Ref: 1