

Reading Park Station
Caversham Road
Reading

Utility Supplier Information
Document

Issue 1



Client Name:	Aviva Investors
Client Address:	Saint Helen's 1 Undershaft London EC3P 3DQ
Property:	Reading Station Park Caversham Road Reading RG1 8BA
Project Reference:	4568
Issue:	1
Date:	January 2020
Prepared by:	JEV
Checked by:	MW
Validated by:	KA



C O N T E N T S

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APPENDIX – Utility Suppliers’ Maps



1.00 INTRODUCTION

1.01 General

The general purpose of this document is to provide a reference source associated with the existing utility supply company information related to Reading Station Park, Caversham Road, Reading, RG1 8BA

All the known utility supply companies operating in the area have been contacted and their existing infrastructure layout drawings obtained.

1.02 Reservation

The information contained in the document has been provided by the respective utility supply companies and Watkins Payne take no responsibility regarding its accuracy.



2.00 UTILITY SUPPLIER RECORD DOCUMENTATION

Utility Name	Type	Comments
SSE Electric	Electricity	Apparatus in the vicinity. See the following table for details and comments
UKPN	Electricity	No apparatus within the vicinity of the site
Espipelines	Gas	No apparatus within the vicinity of the site
Fulcrum	Gas	No apparatus within the vicinity of the site
GTC	Gas	No apparatus within the vicinity of the site
National Grid / Cadent	Gas	No apparatus within the vicinity of the site
SGN	Gas	Apparatus in the vicinity. See the following table for details and comments
SSE Gas	Gas	No response received
Energetics	Gas and Electricity	No response received
Envoy	Gas and Electricity	No response received
Thames Water	Mains/Sewers	Apparatus in the vicinity. See the following table for details and comments
British Telecom	Telecom	Apparatus in the vicinity. See the following table for details and comments
BSKYB	Telecom	No response received
City Fibre Holdings	Telecom	Apparatus in the vicinity. See the following table for details and comments
EU Networks	Telecom	No apparatus within the vicinity of the site
Gamma Telecom	Telecom	No apparatus within the vicinity of the site
Instalcom	Telecom	No response received
Kingston Comm	Telecom	No response received
MCNicholas	Telecom	No response received
Network Rail	Rail	Apparatus in the vicinity. See the following table for details and comments
SSE Telecom	Telecom	Apparatus in the vicinity. See the following table for details and comments
TATA	Telecom	No apparatus within the vicinity of the site
Telent	Telecom	No apparatus within the vicinity of the site
Verizon	Telecom	No apparatus within the vicinity of the site
Virgin Media	Telecom	Apparatus in the vicinity. See the following table for details and comments
Interoute VTESSE	Telecom	No apparatus within the vicinity of the site
Atkins Global	Various	Apparatus in the vicinity. See the following table for details and comments
JSM Construction	Various	No response received
Affinity Water	Water	No apparatus within the vicinity of the site
G Network	Telecom	No response received

Utility Name	Type	Comments
MBNL – Mobile Broadband Network Ltd	Telecom	No apparatus within the vicinity of the site
SOTA	Telecom	No apparatus within the vicinity of the site
Colt	Telecom	No apparatus within the vicinity of the site
TFL Underground	Transport	No apparatus within the vicinity of the site
Engie	Electricity	No apparatus within the vicinity of the site
Century Link	Telecom	No apparatus within the vicinity of the site
Zayo	Telecom	Apparatus in the vicinity. See the following table for details and comments

The utility supply company information records are contained overleaf as summarised below:

Utility Name	Type	Record Information	Comments
British Telecom	Telecom	1 x A4 layout	Cable ducts runs along Vastern Road, Caversham Road and serving the site through Caversham Road. Two joint boxes located at entrance to site on Caversham Road and seven located within site. BT pole also located on Trooper Potts Way. Planned cable ducts work located south of site boundary alongside rail network.
City Fibre Holdings	Telecom	1 x A4 layout	Cable ducts runs along Vastern Road.
Network Rail	Rail	2 x CD 1 x A4 layout	Network Rail assets located near south of site boundary.
SGN	Gas	2 x A3 layout	18" PE Medium pressure mains run along Northfield Road to Caversham Road and along site boundary onto Vastern Road serving site via Trooper Potts Way. 315 PE Low pressure mains run along Vastern Road. 90 PE duct serves site across from De Montfort Road. 90 PE and 60 PE Low pressure mains located interconnecting two buildings within the south site boundary near substation.
Thames Water	Mains	A3 main layout	4" Distribution mains runs along Caversham Road and Vastern Road. 16" Trunk main runs along Caversham Road and alongside the site boundary into Vastern Road with numerous general purpose valves. Two Customer Supply connections located at site on Vastern Road.
Thames Water	Sewers	A3 sewer main layout	Trunk foul water runs located on Caversham Road which runs into Northfield Road. Trunk foul water also runs along Vastern Road, serving the site perpendicular to Trooper Potts Way.

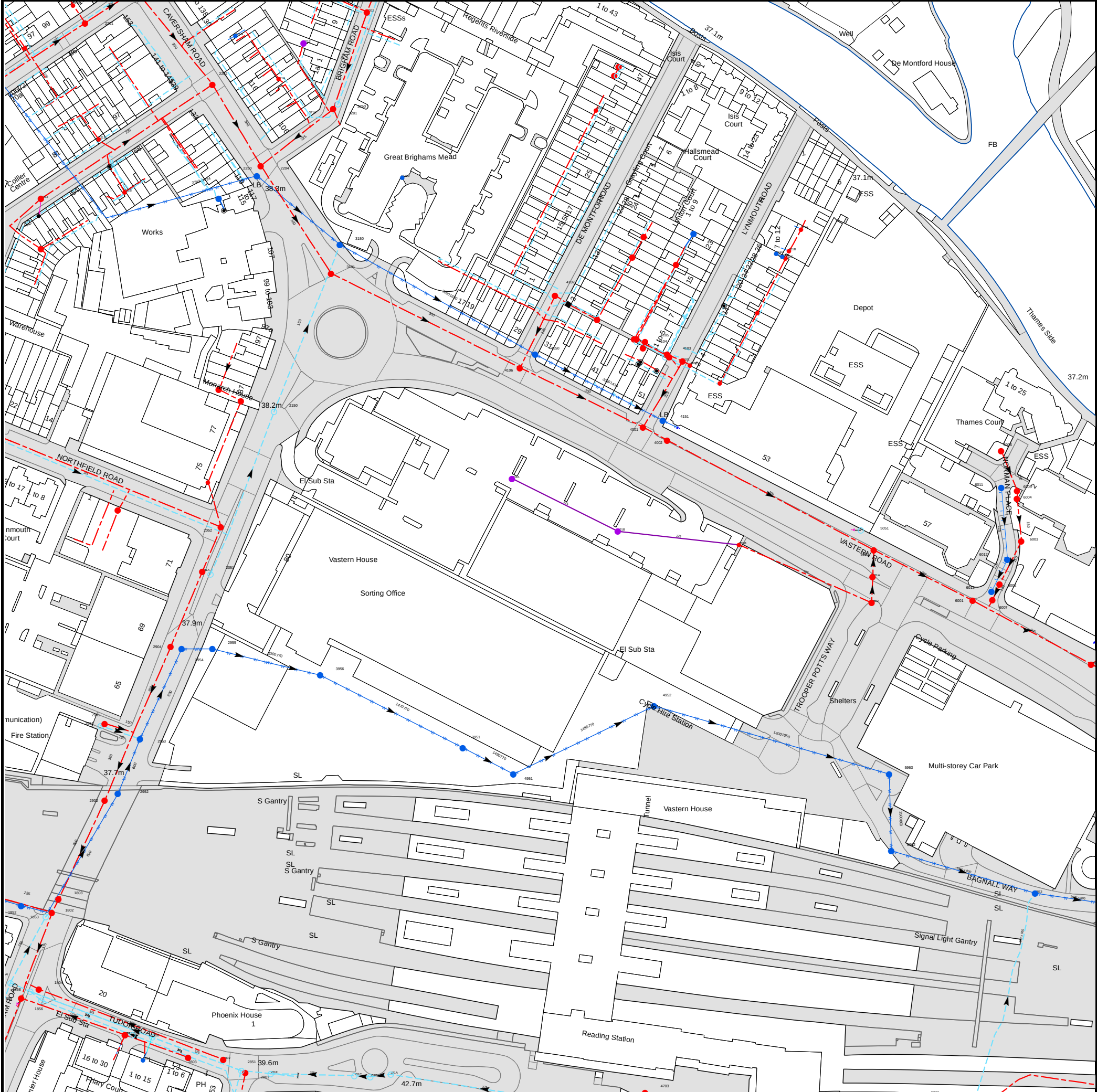


Utility Name	Type	Record Information	Comments
			Surface water located along Northfield Road and Caversham Road that terminates into a culverted watercourse located at the Caversham Road and Vastern Road roundabout. Culverted watercourse runs along Vastern Road between Brigham Road and Lynmouth Road. Another culverted watercourse runs along Caversham Road into near of south site boundary past Trooper Potts Way.
SSE	Electricity	4 x A4 layouts	LV mains runs along Northfield Road and Caversham Road into substation located within site. LV mains located along Vastern Road joining from Brigham Road, De Montfort Road and Lynmouth leading straight into site. LV mains located on Troopers Potts Way and run towards second substation located at south of the site boundary. Extra HV cables located along Caversham Road, Vastern Road and Trooper Potts Way. Cable routes feed to both site sub stations along Trooper Potts Way and Caversham Road via alongside rail network assets. Service cables and fibre optics located along Caversham Road and Vastern Road.
SSE	Telecom	5 x A4 layout	SSE Telecoms underground route located along Vastern Road.
Virgin Media	Telecom	1 x A4 layout	Cable ducts runs along Caversham Road and Vastern Road.
Atkin Global	Telecom	1 x A4 layout	Cable ducts runs along Caversham Road.
Zayo	Telecom	7 x A4 layout	Cable ducts runs along Caversham Road and Vastern Road.



APPENDIX
UTILITY SUPPLIERS' MAPS

Asset Location Search Sewer Map - ALS/ALS Standard/2019_4130129	
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The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471423,174044

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 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

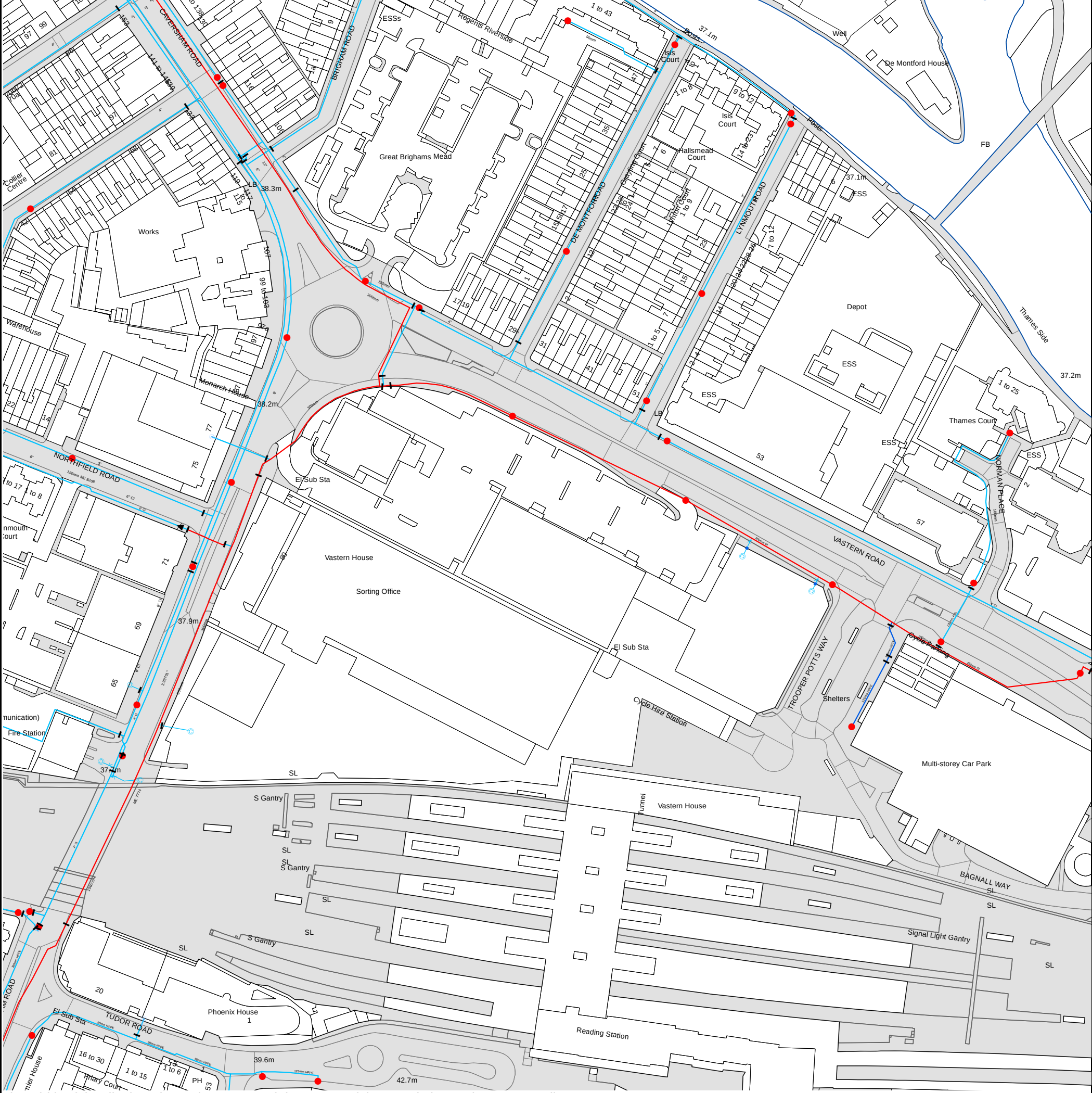
Lines denoting areas of underground surveys, etc.

	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 width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471423, 174044.
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

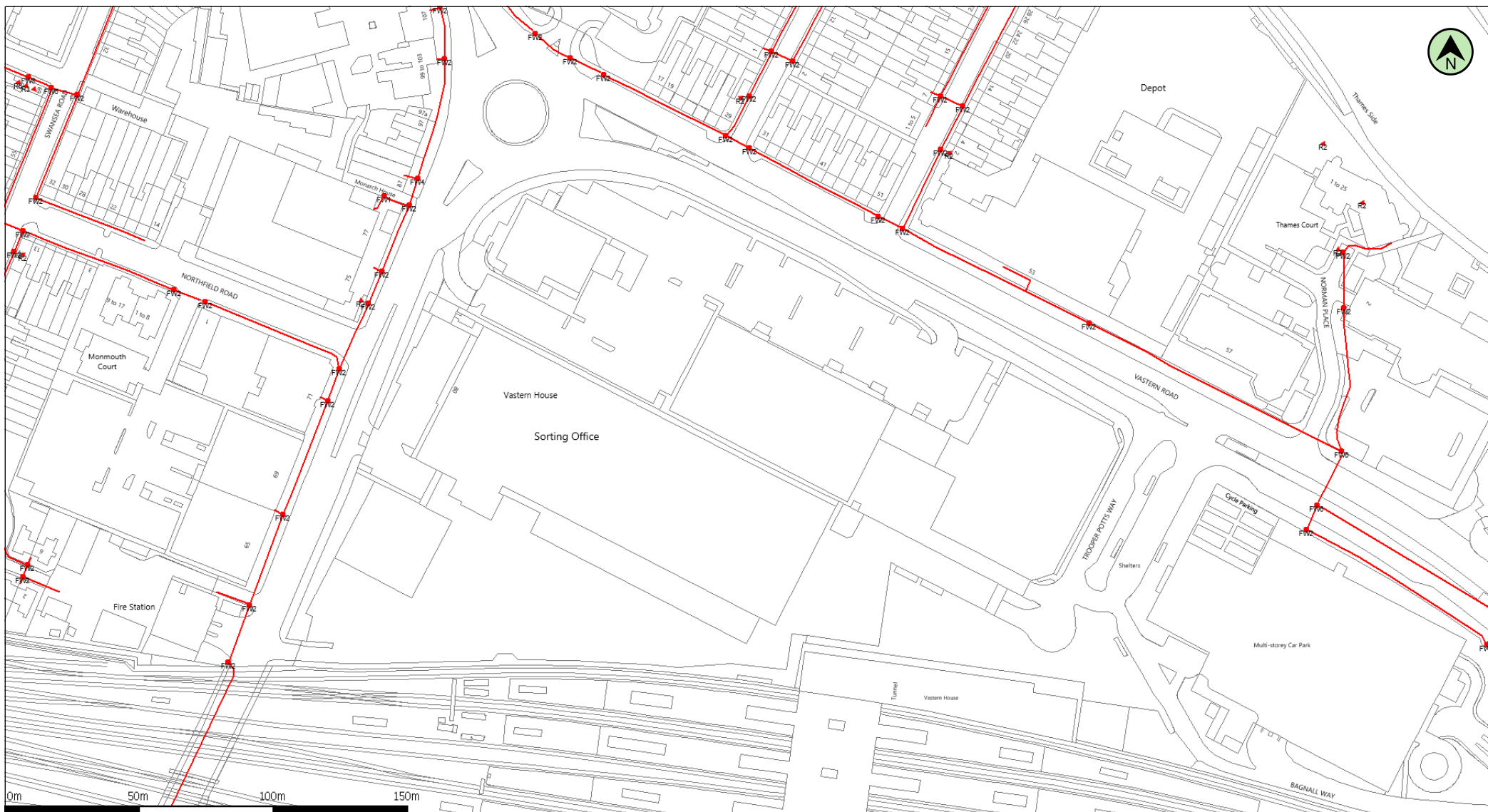
	Booster Station
	Other
	Other (Proposed)
	Pumping Station
	Service Reservoir
	Shaft Inspection
	Treatment Works
	Unknown
	Water Tower

Other Symbols

	Data Logger
--	-------------

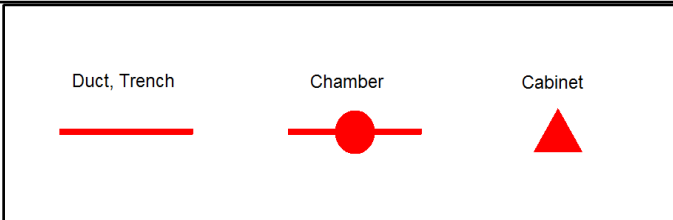
Other Water Pipes (Not Operated or Maintained by Thames Water)

	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.



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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 2019 Ordnance Survey 100019209.



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Legend

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

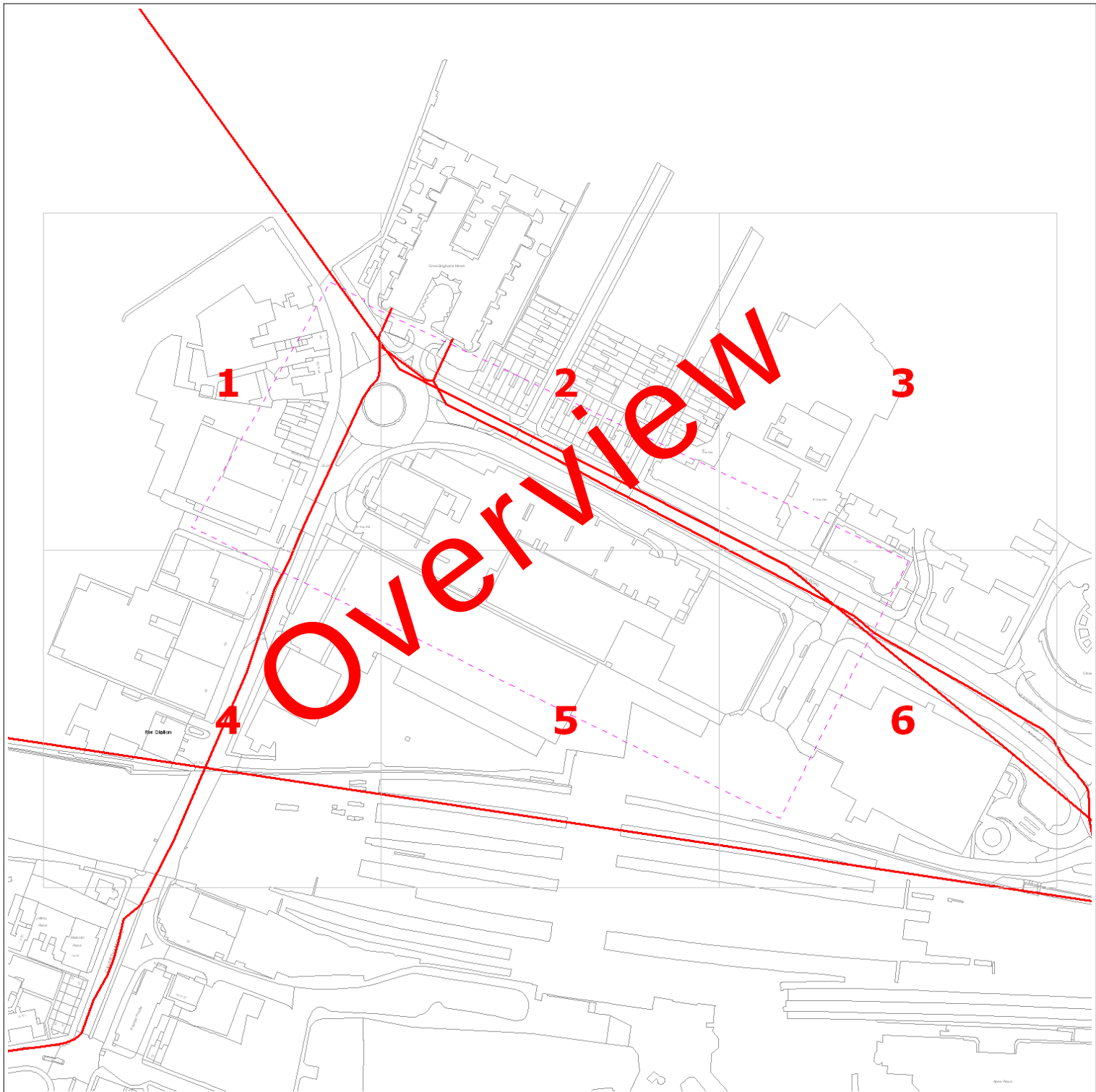


Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 03/01/2020	Scale : 1:1250
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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.



Date Requested: 20/12/2019

Requested by: Jenath Vigneswaramoorthy

Company: WPP

Job Reference: 17293931

Your Scheme/Reference: 4568 - Reading Station

 ZAYO DUCT
 or  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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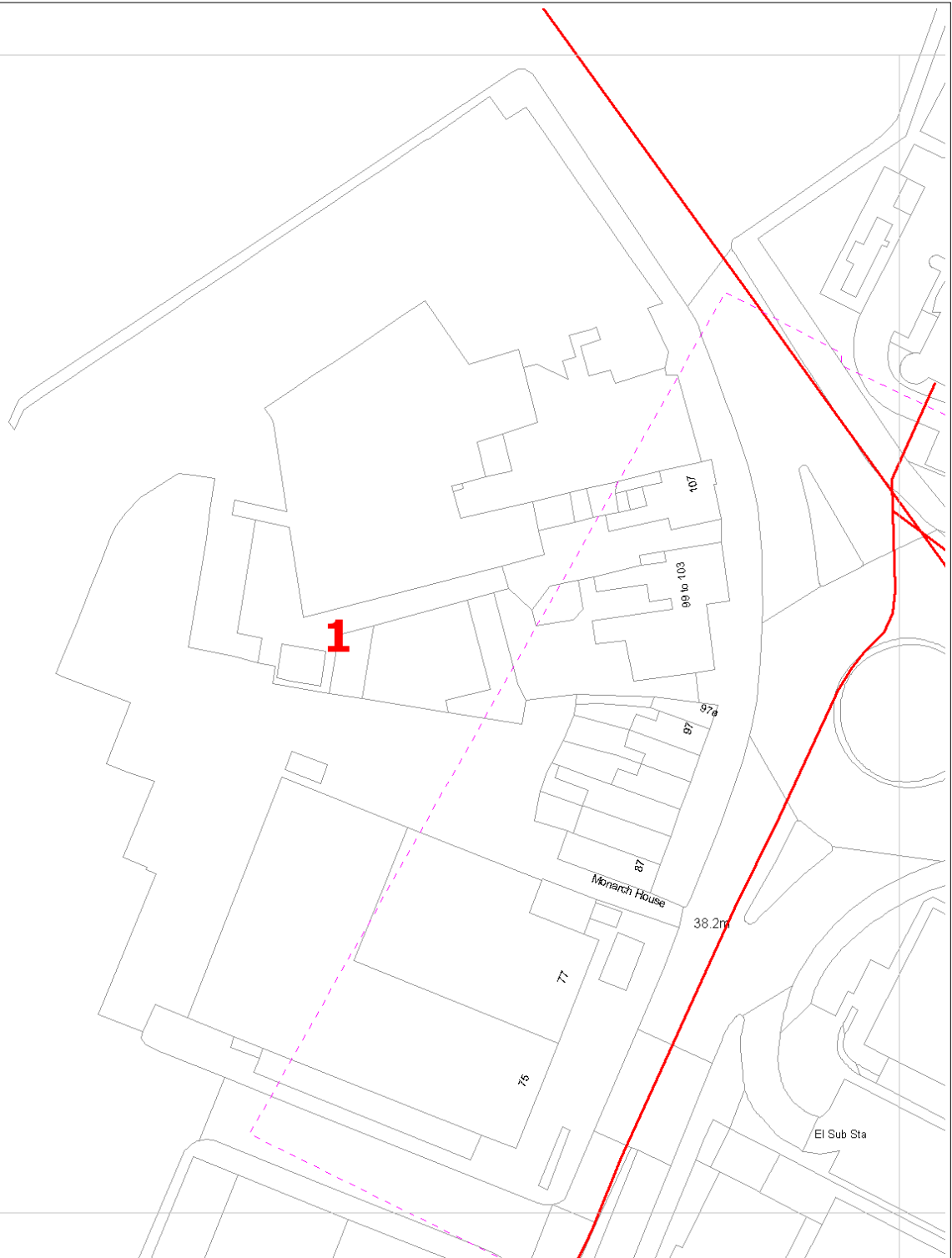
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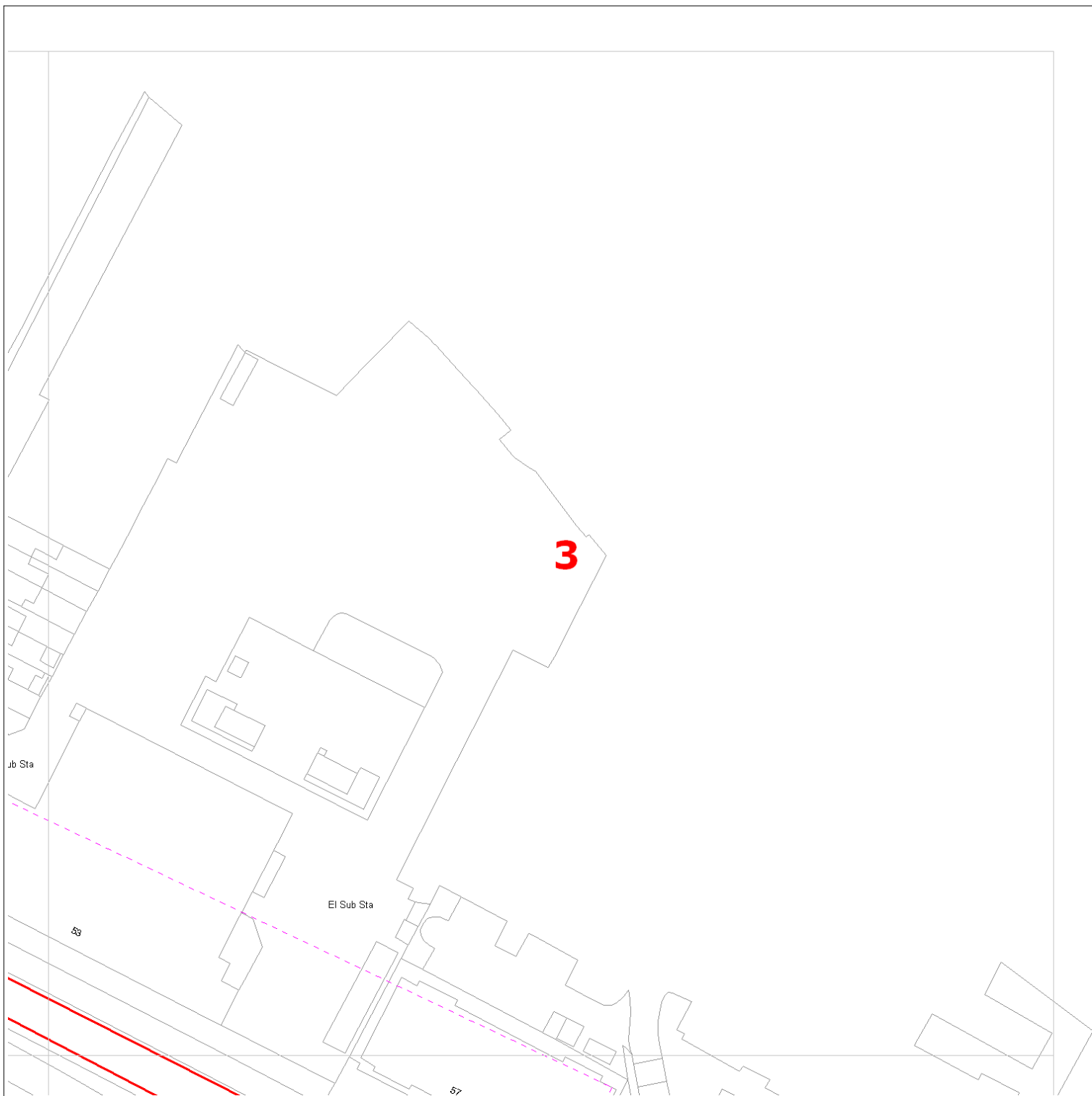
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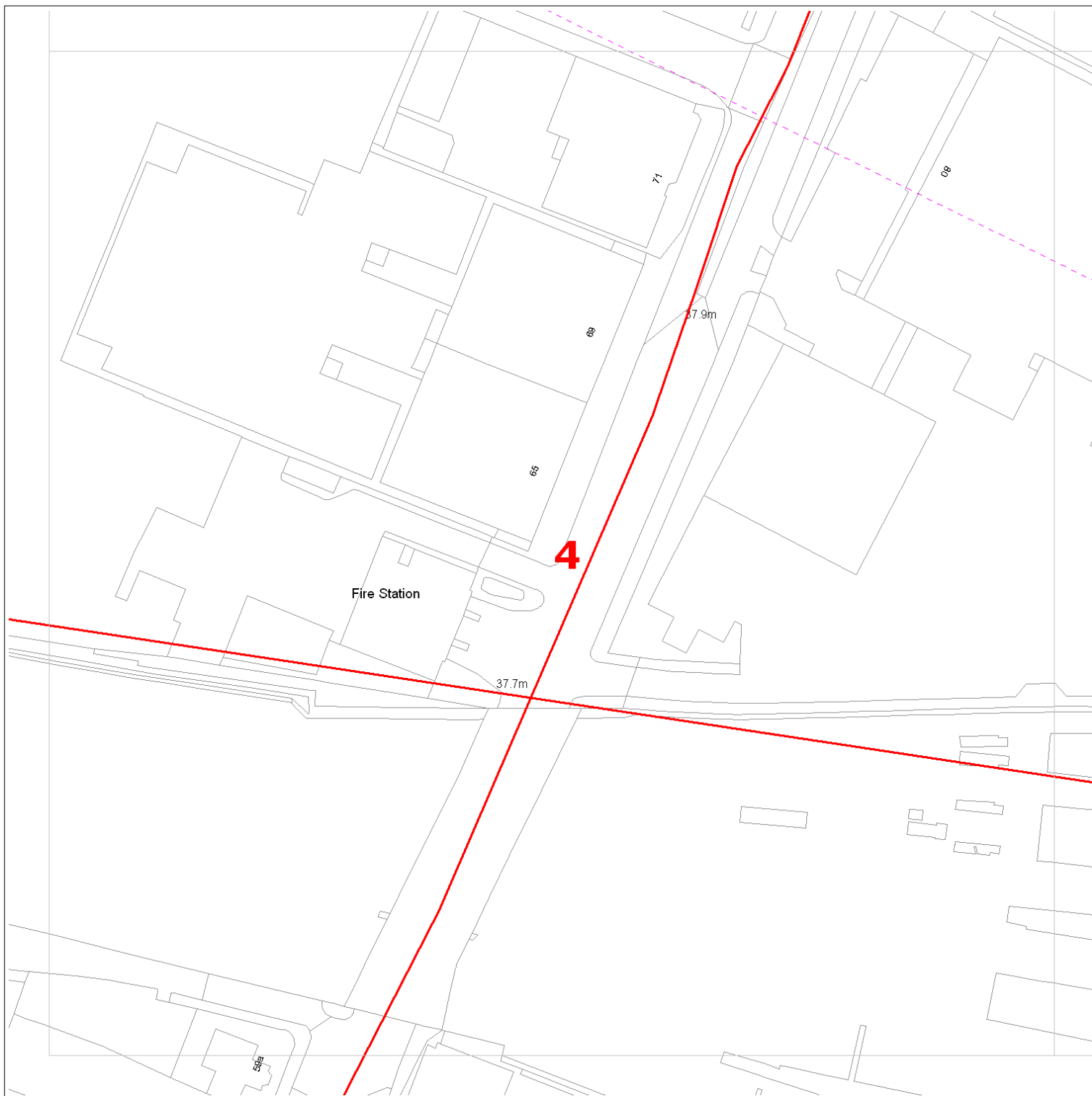
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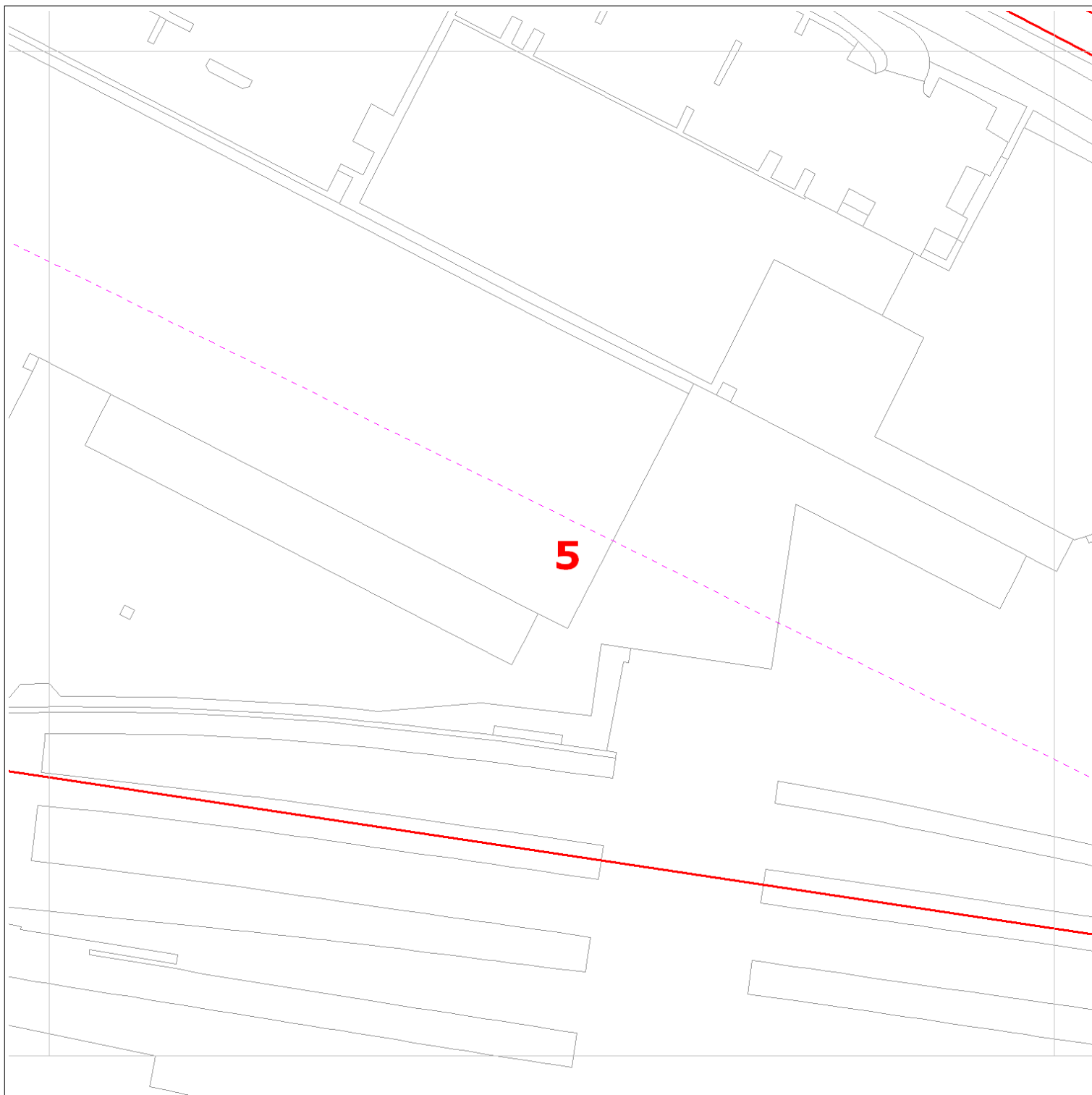
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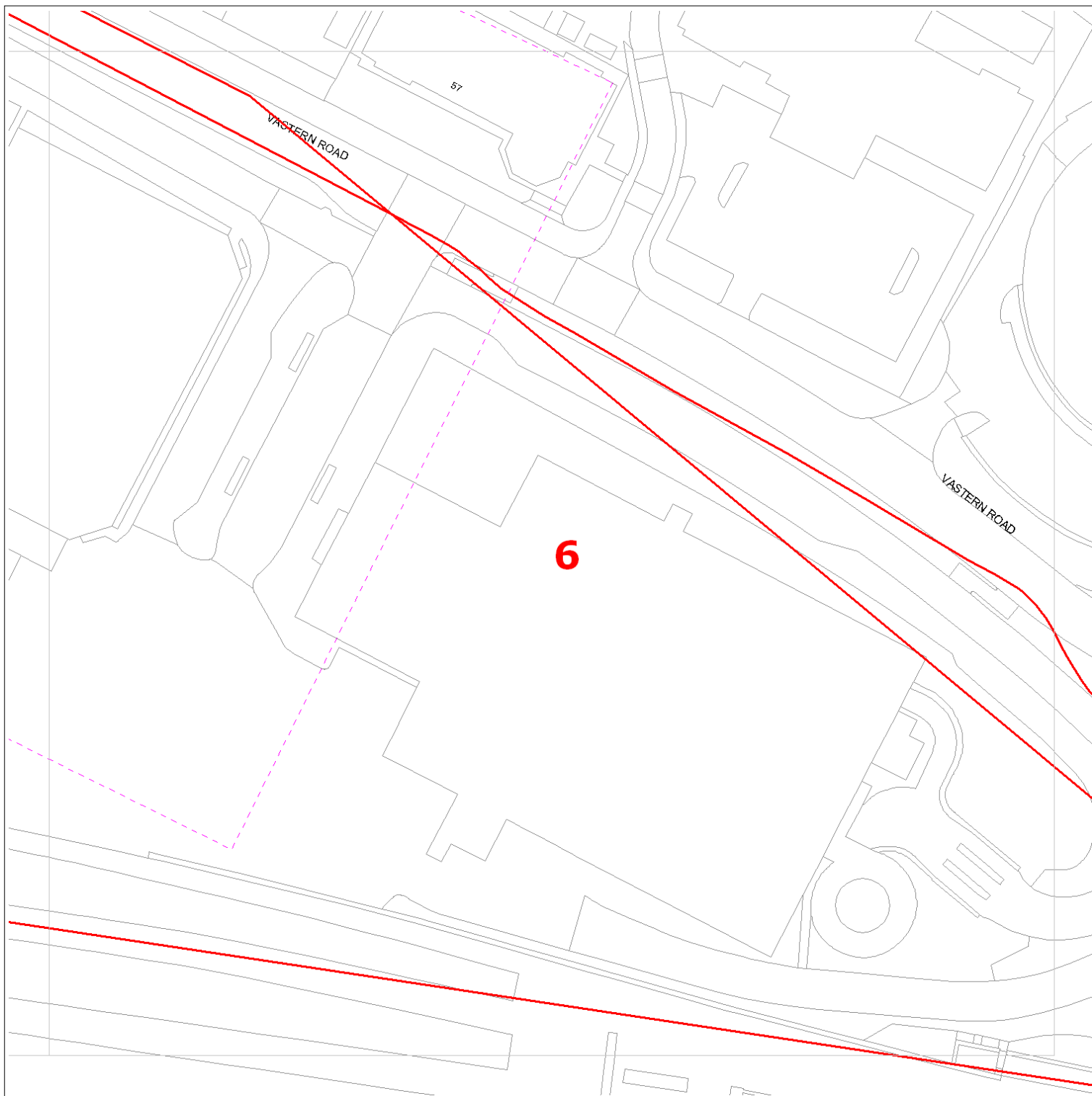
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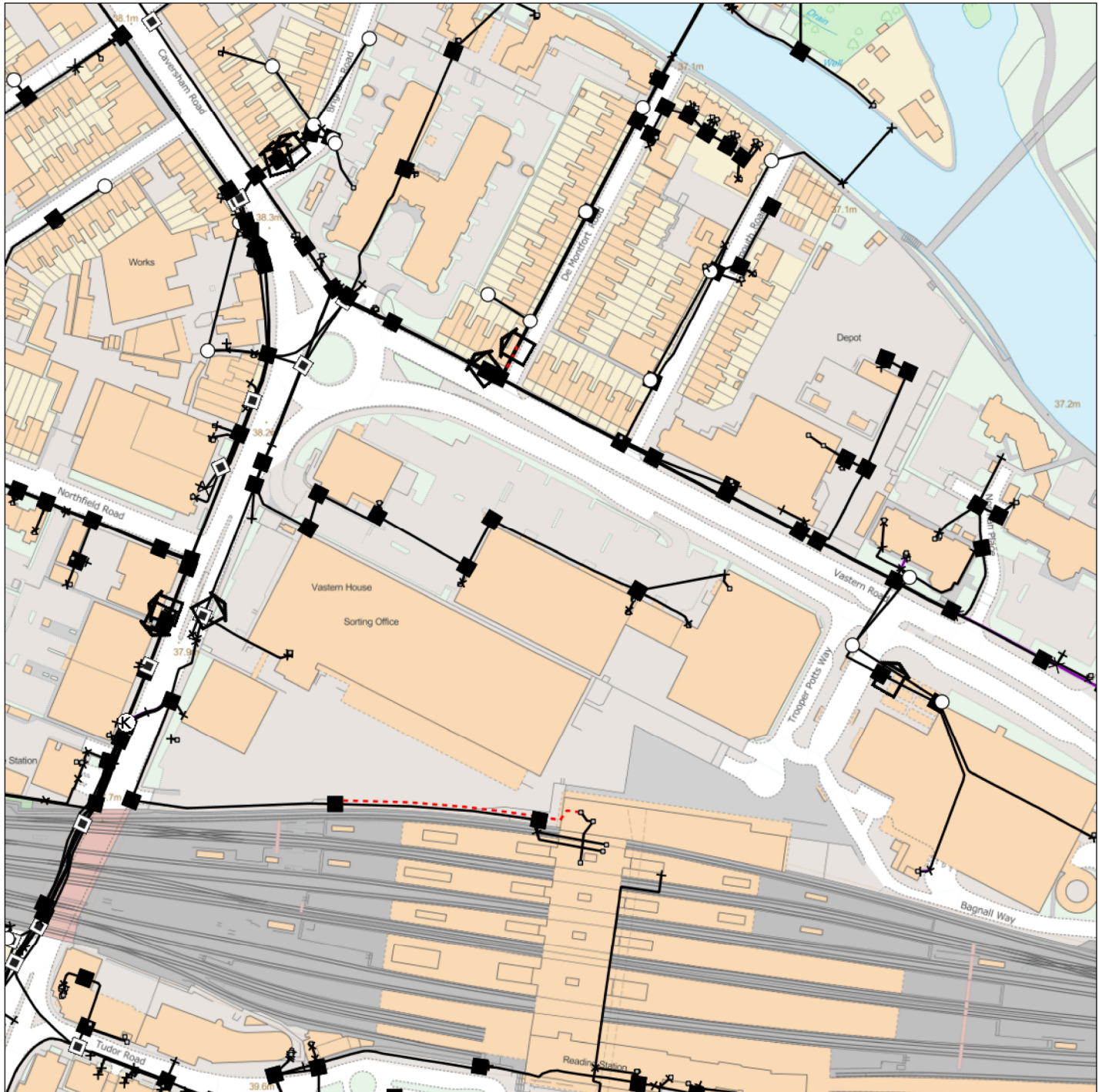
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Maps by email Plant Information Reply



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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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		

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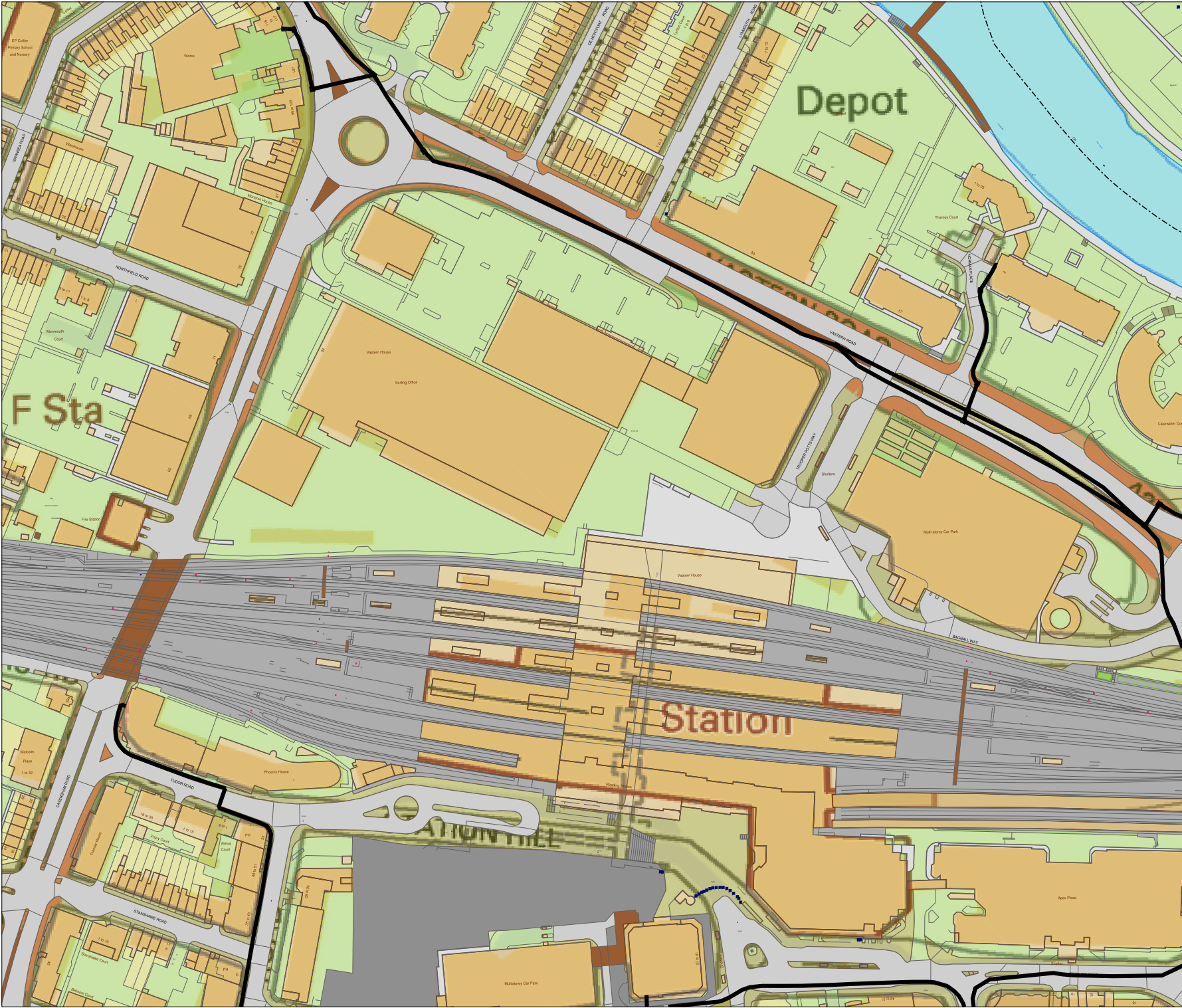
BT Ref : UHP03239A

Map Reference : (centre) SU7142874054

Easting/Northing : (centre) 471428,174054

Issued : 20/12/2019 15:23:39

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



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

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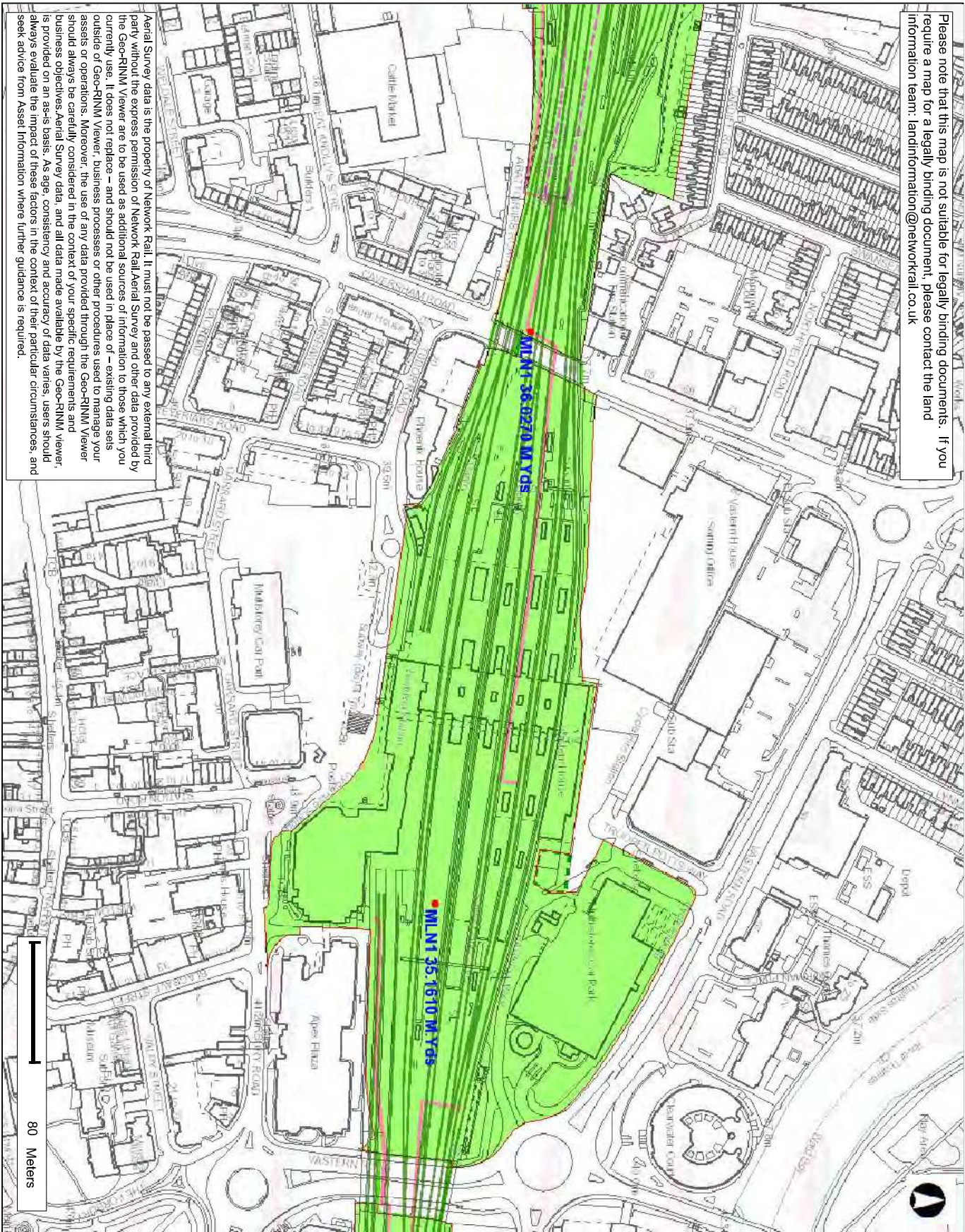
Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld Date: 14/01/2020

Drawing No. Revision
CFH_EP_000001 001

Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: landinformation@networkrail.co.uk



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Legend

- Track Link
- Points
 - General Feature, Positioned
 - Contiguous Tree
 - General Feature, Positioned
 - Noncontiguous Tree
 - Height Control, Bench Mark
 - Historic Interest, Structure
 - Inland Water, Culvert
 - Political Or Administrative, Boundary Post Or Stone
 - Rail, Structure
 - Roadside, Structure
 - Structure, Triangulation Point Or Pillar
 - Terrain And Height, Spot Height
- Symbols
 - Bench Mark
 - Boundary Half Meneing
 - Direction of Flow
 - Switch
 - Road Related Flow
- Line Features
 - Building
 - Building Overhead
 - General Feature Edge
 - General Feature
 - General Feature Underground
 - Top of Slope
 - Bottom of Slope
 - Narrow Gauge Railway
 - Standard Gauge Railway
 - Overhead Construction
 - Validate General Feature
 - Rail
 - Mean High Water
 - Mean Low Water
 - Mean Low Water



WES212487	
Reading Station	
Scale	1 : 2,500
Plot Date	30/12/19 12:52
Printed By	

Output created from GeoRINM Viewer