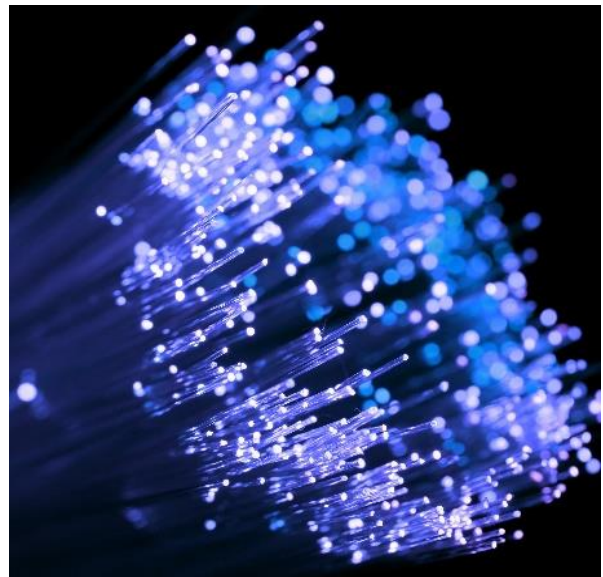




Oxford Road, Reading

UCML Utility Statement

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Utility Statement

Oxford Road,
Reading

Produced for: Stonegate Homes (Reading) Ltd

Issue/Revision	Comments	Date	Prepared By	Checked By
1	First Issue	22/09/2020	Joanne Blackburn	Ryan Elliman
2				
3				

Contents

1.0	Introduction	4
2.0	Scope and Objectives.....	7
3.0	Assumptions and Exclusions	8
4.0	Electricity	9
5.0	Gas.....	12
6.0	Water.....	16
7.0	Communications	19
8.0	Conclusion.....	23
	Appendices	25

1.0 Introduction

UCML, in association with Phlorum Ltd on behalf of Stonegate Homes (Reading) Ltd, has been instructed to provide a utility statement to identify the outline constraints derived from the statutory utility infrastructure on a proposed development of up to 26 residential dwellings and 2 no. commercial units. The site is located off Curzon Street, to the north of Oxford Road, Reading as indicated within Figure 1.1 below.

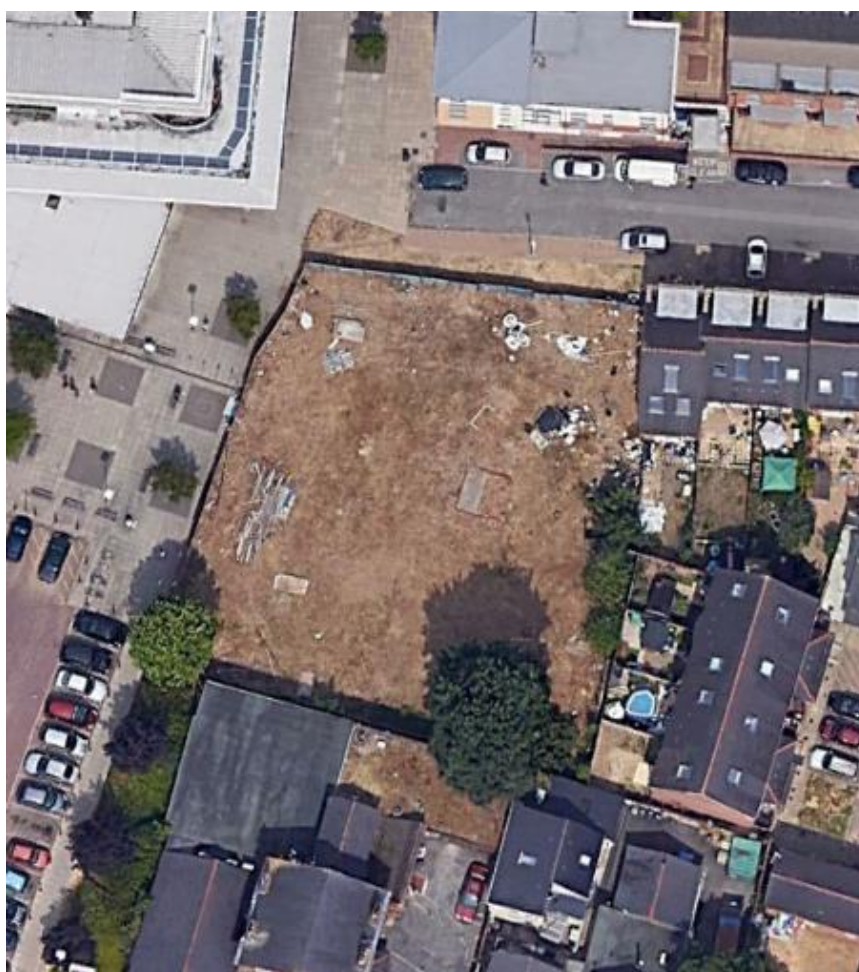


Figure 1.1 – Aerial view of existing site

UCML has been commissioned to provide a utility statement to support a Planning Application for the proposed development. The principal aim of this utility study is to identify the key constraints derived from statutory utility infrastructure on the proposed development. The information provided within this desktop study is based on review of the proposed site plan (drawing no. GA 0100 revision B), provided to UCML by Phlorum Ltd as indicated in Figure 1.2 overleaf.

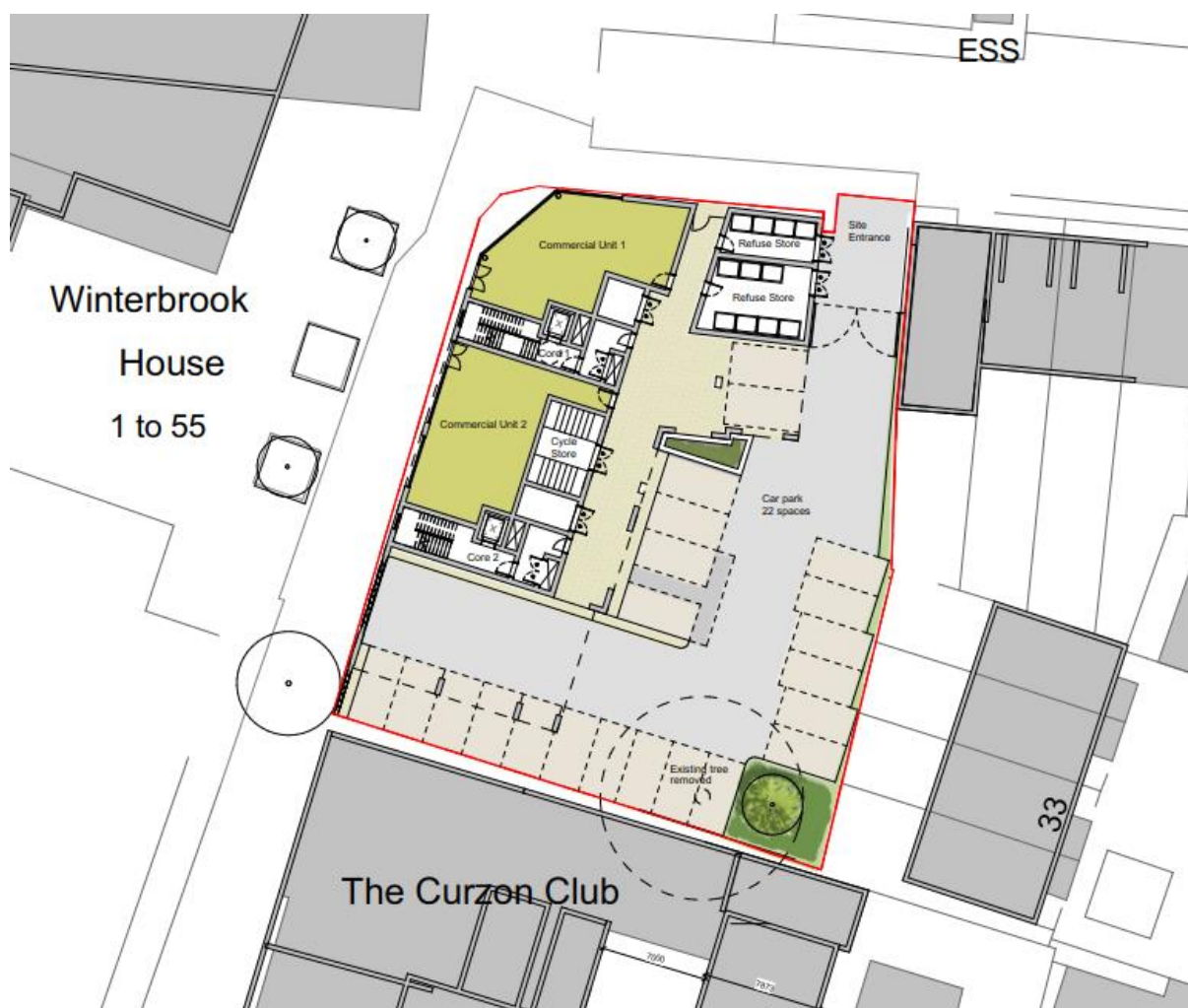


Figure 1.2 – Site Layout Plan

This desktop study has been produced using the statutory records received from each relevant body. The host statutory network operators which operate in the vicinity of the development site and covered within this study are listed in Table 1.1 below.

Utility	Statutory Operator
Electricity	Scottish and Southern Electricity Networks
Gas	Scotia Gas Networks
Water	Thames Water
Telecoms	Openreach
	Virgin Media

Table 1.1 – Host Statutory Network Operators

UCML is not responsible for the accuracy or quality of the information provided on statutory utility infrastructure records, and has attempted to use reasonable skill and care in investigating the existing site services. Unless stated otherwise, UCML has not made any provision for out-of-area water mains, private networks, unrecorded networks, Liquid Petroleum Gas (LPG) networks, street lighting, CCTV, traffic signals/illuminated signage, data centre networks, electricity generation installations, interconnectors, or drainage/sewerage networks.

Please note, all information on the drawings contained within this utility study and elsewhere is indicative only. The verification of the details and plant location given on the relevant infrastructure records should be undertaken using the following methods;

- The use of plant location equipment to trace all underground plant.
- The use of hand dug trial holes to confirm the precise location of plant.
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All works undertaken are to be in accordance and compliance with the Construction Design and Management 2015 Regulations, published Health & Safety Guidelines, and the agreed working practices of the relevant utility companies. The following assumptions must be made in regards to any existing utility apparatus;

- All mains, services cables, and pipes should be assumed live until proven dead prior to any excavation, demolition or groundworks commencing.
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- Service connections are not indicated on all utility infrastructure records. Where no service connections are indicated, their presence should be anticipated until proven otherwise.

2.0 Scope and Objectives

Utilities Connections Management Limited (UCML) is an independent Utility Consultancy providing services relating to the provision of utility connections to all types of developments.

This desktop utility study aims to provide a 'snapshot' in time of the current statutory utility networks and review the potential connection, diversion, and disconnection works that may be required to accommodate the development proposals. The objective of the commission is to provide a level of information relating to budgetary costs and risks, without incurring significant costs relating to distribution network studies. It should be noted that as this study is desktop in nature, no site visits or surveys have been undertaken during its completion.

This Utility Statement has been prepared to support a Planning Application for the proposed development, along with the associated accesses and landscaping. The conclusions resulting from this desktop study are not necessarily indicative of future conditions, available capacities, legislative framework, or operating practices at or adjacent to the development site.

The scope of works undertaken by UCML may be summarised as follows;

- Obtain the statutory Network Operators' infrastructure records.
- Review the existing utility distribution networks within the local area of the site.
- Identification of possible abnormal costs associated with existing and proposed infrastructure.

3.0 Assumptions and Exclusions

In view of the limitations of the available information, the following assumptions have been made in order to produce this utility study;

- All estimated loads have been based on information provided in the Network Operators Distribution Code and other documented standards.
- The information provided within the desktop study is based on the development site area as identified on the proposed site layout plan shown in Figure 1.2 within the introduction. Any land falling outside of the provided boundary is outside of the scope of this desktop study and, should it be incorporated within the proposed development boundary, this may affect the information and recommendations provided within this desktop study.
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 - Land transfers or lease arrangements for substation requirements if applicable.
 - Abnormal off-site civils.
 - Specialist traffic management (non-standard).
 - On-site civils and builders' work.
 - Seasonal Embargoes.

4.0 Electricity

The electricity distribution network in the vicinity of the development site is under the ownership of Scottish and Southern Electricity Networks (SSEN) and is operated within the terms of its Electricity Distribution License issued by Ofgem. The local electricity distribution network in the immediate vicinity of the site comprises of underground cables and associated substations operating at High Voltage (HV) and Low Voltage (LV).

Figure 5.1 below illustrates the location of existing SSEN HV infrastructure which has been extracted from its network records. The cables shown are operated at 11,000 Volts (HV).

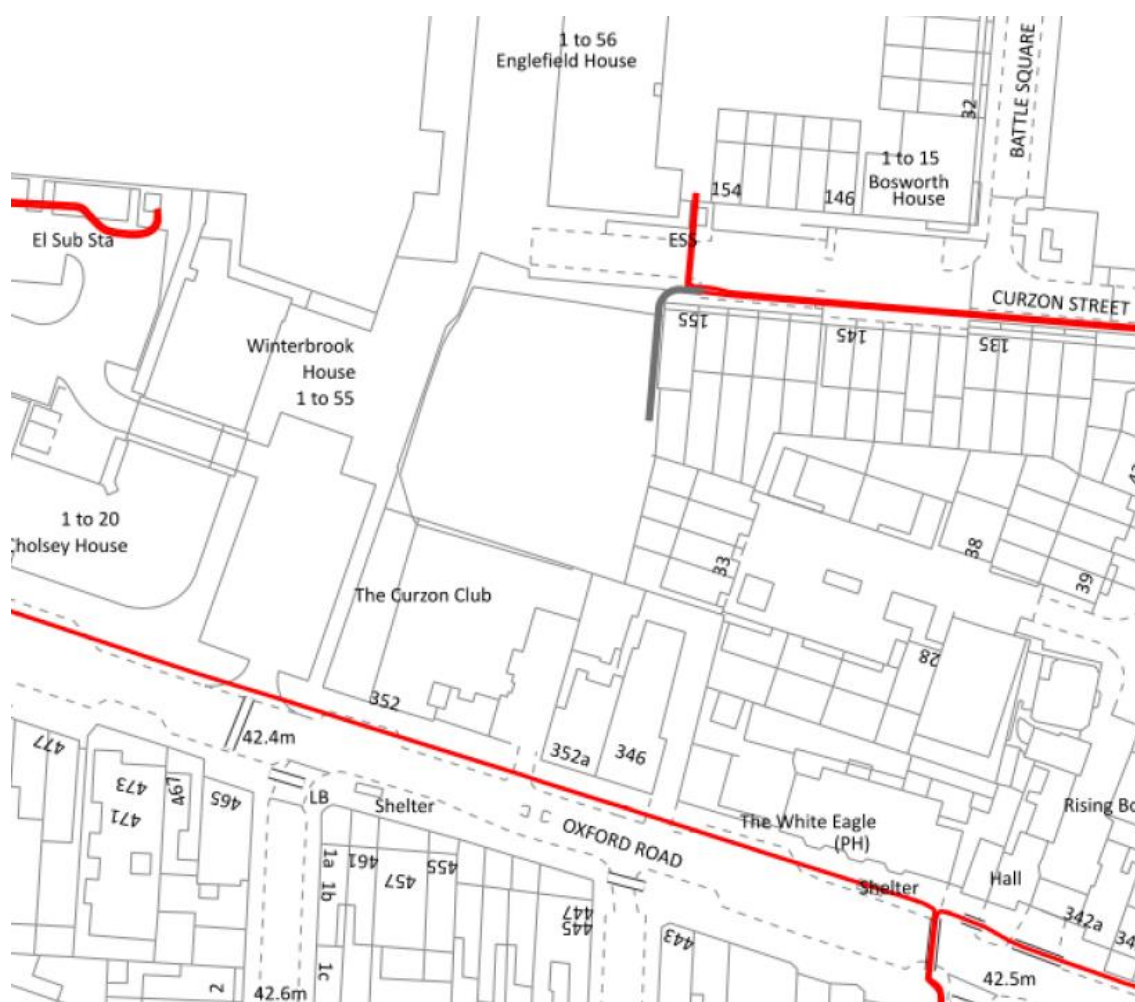
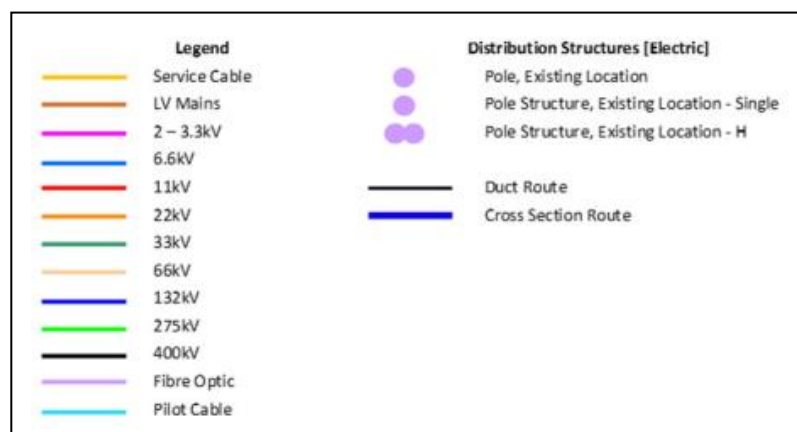


Figure 4.1 – Existing Electricity Infrastructure Plan

Figure 5.2 below illustrates the location of existing SSEN LV infrastructure which has been extracted from its network records. The cables shown are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.



Figure 4.2 – Existing Electricity Infrastructure Plan



Disconnections: Based on desktop review of the SSEN infrastructure record, no disconnection works are currently anticipated to accommodate the development proposals. The infrastructure record suggests HV and LV apparatus was previously routed into the development site; however, it appears disconnection works have previously been completed to clear the development site.

Diversions: SSEN infrastructure records indicate both HV and LV apparatus routed within the site side footpath of Curzon Street to the development site. The infrastructure record indicates the existing apparatus terminates within the footpath at the site boundary, and is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: Review of the proposed heating strategy for the apartments will be required along with the proposed usage for the commercial units to estimate the anticipated electrical load for the development. Following completion of the demand estimation for the scheme, it is recommended that a Point of Connection (POC) application is completed to confirm the actual availability of capacity within the local network.

It is envisaged that there will be sufficient capacity in the existing electricity network to support the development requirement. It is assumed that there will be sufficient capacity in the HV network to supply the proposed development; however, it may be possible to supply the development from an LV POC depending on the total demand required for the scheme.

5.0 Gas

5.1 SGN

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Scotia Gas Networks (SGN) under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Low Pressure (LP). The following diagram is an extract from SGN statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

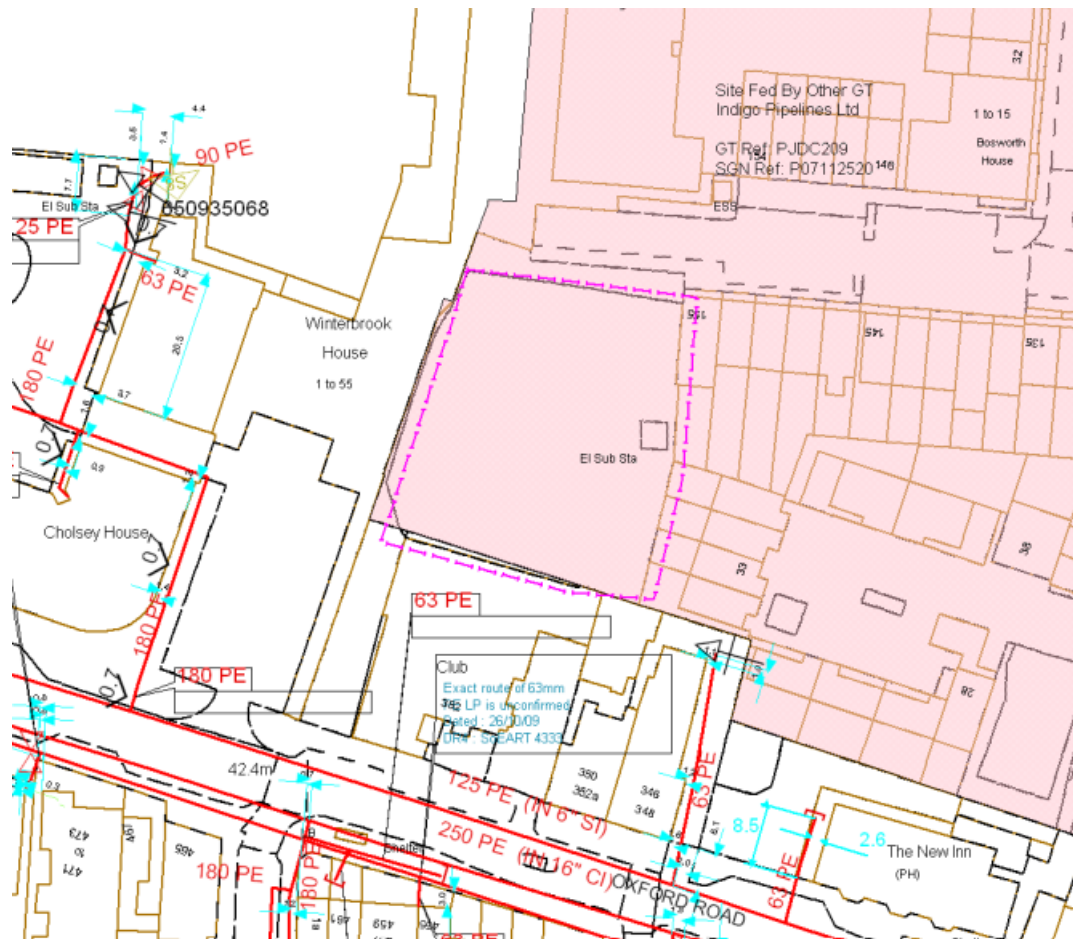
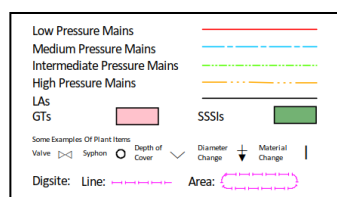


Figure 5.1 – Existing SGN infrastructure plan



Disconnections: As shown in Figure 5.1 overleaf, the area in which the development site is located is indicated as being supplied by an Independent Gas Transporter (IGT), Indigo Pipelines. Based on the site being located within an IGT network supply area, no statutory SGN disconnection works are anticipated to accommodate the development proposals.

Diversions: SGN infrastructure records indicate LP mains and associated apparatus routed in the wider vicinity of the development site. Based on the indicated distance between the existing SGN apparatus and the development site, no diversionary works are anticipated to accommodate the development proposals.

Connections: As previously discussed, the area in which the development site is located is indicated as being supplied by an IGT, Indigo Pipelines. Therefore, it can be assumed that any gas connections required would need to be taken from the Indigo Pipelines network, rather than the SGN network as it would likely be more economic. Please refer to Section 5.2 for further detail on the Indigo Pipelines apparatus located in the immediate vicinity of the development site.

5.2 Indigo Pipelines

Indigo Pipelines are an Independent Gas Transporter (IGT) who own and operate inset independent gas networks nationally, and they have confirmed that they have a gas network located in the immediate vicinity of the development site and their supply area is indicated as covering the development site. This independent gas network comprises of gas mains and apparatus operating at LP. The following diagram is an extract from Indigo Pipelines records and details the currently indicated position of existing infrastructure; however, it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

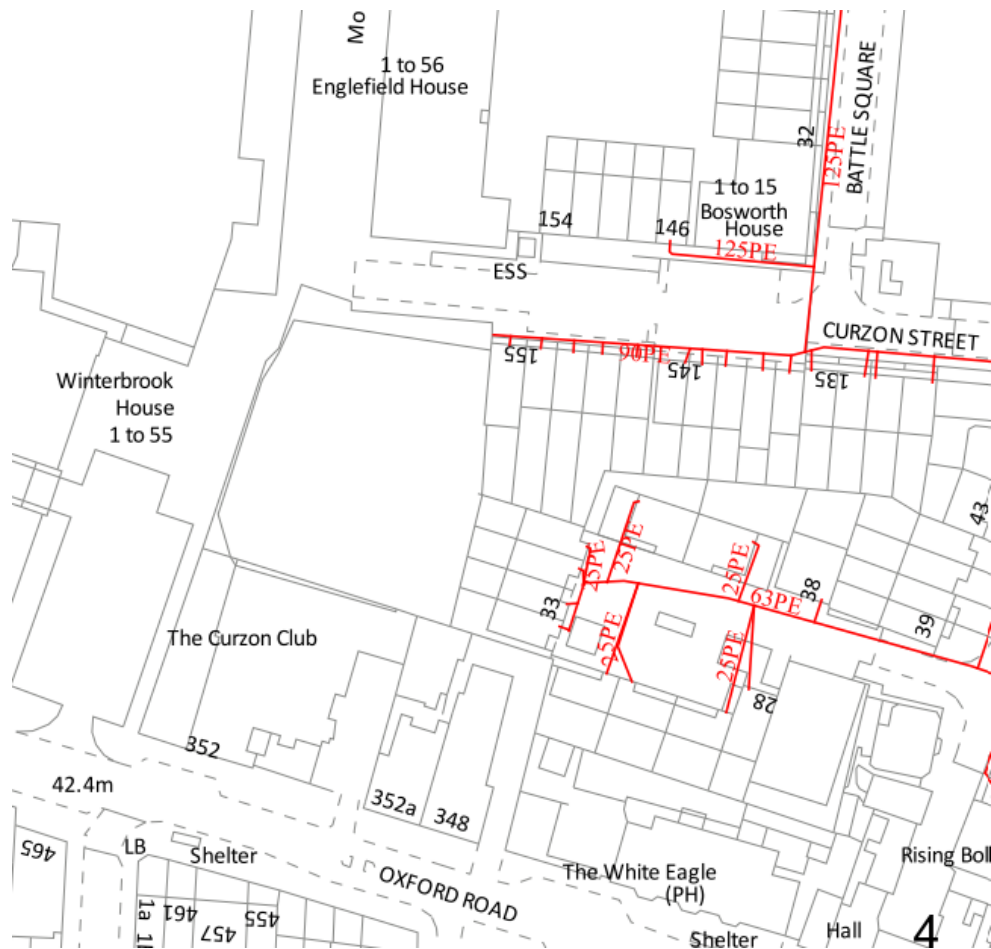
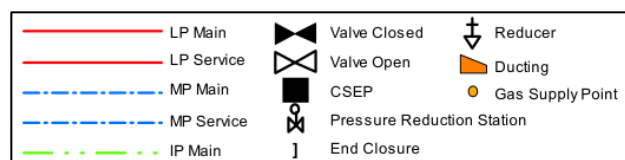


Figure 5.2 – Existing Indigo Pipelines infrastructure plan



Disconnections: Indigo Pipelines infrastructure record indicates no existing service connections present within the development site boundary; therefore, no disconnection works are anticipated to accommodate the development proposals.

Diversions: Indigo Pipelines infrastructure record indicates a 90mm polyethylene LP main routed within the site side footpath of Curzon Street to the development site. The record indicates the main terminates within the footpath outside of the adjacent unit indicated as No. 155 Curzon Street and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: Review of the proposed heating strategy for the residential dwellings along with the requirement for the commercial units will be required to establish an estimated gas demand load for the development. Should the development utilise an electrical heating strategy for both the proposed residential and commercial units, mains gas connections will not be required. If gas connections are required, it can be assumed the existing LP network will be able to support the required connections with a connection point provided from the existing LP network.

6.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by Thames Water within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. The figure below is an extract from Thames Water statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

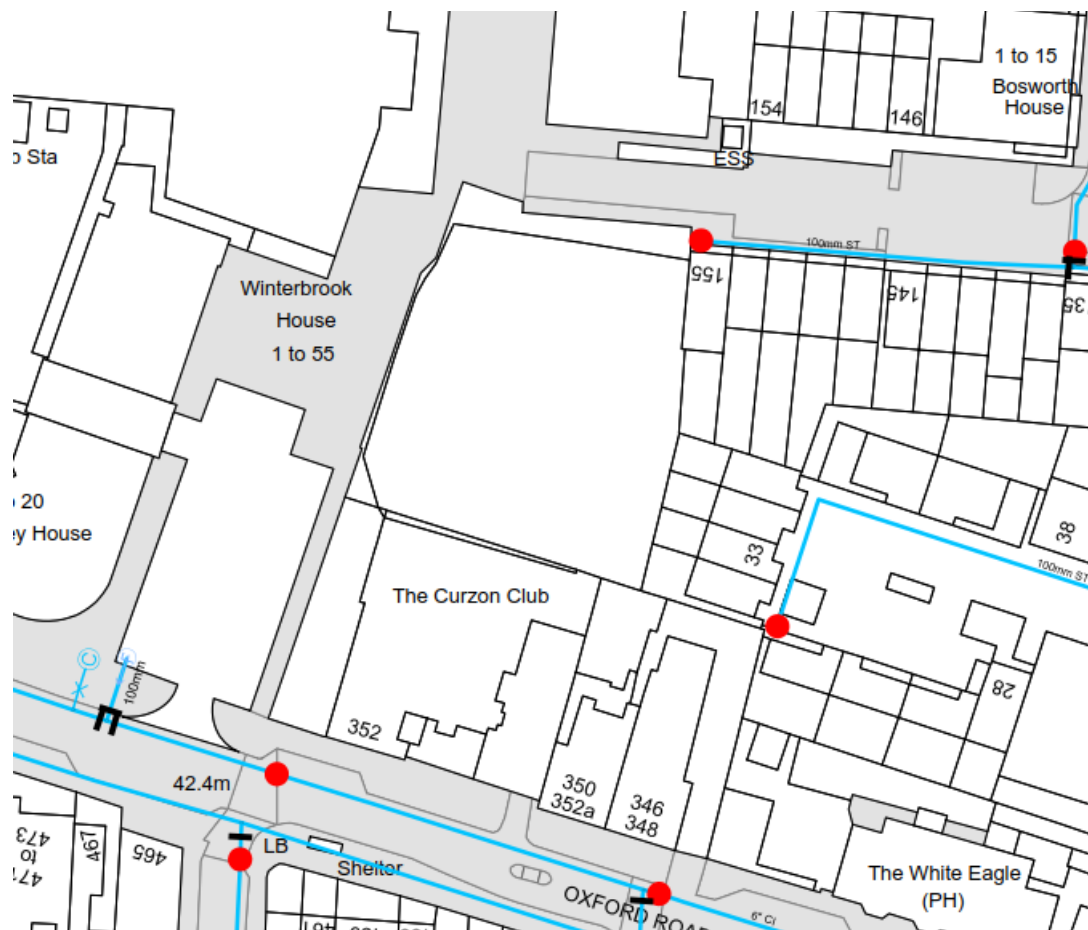


Figure 6.1 – Existing water infrastructure plan

Water Pipes (Operated & Maintained by Thames Water)	Valves	Operational Sites
Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains. 	 General Purpose Valve  Air Valve  Pressure Control Valve  Customer Valve	 Booster Station  Other  Other (Proposed)  Pumping Station  Service Reservoir  Shaft Inspection  Treatment Works  Unknown  Water Tower
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. 	Hydrants  Single Hydrant	
Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties. 	Meters  Meter	
Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe. 		

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within Section 1.0 only.

Disconnections: Thames Water do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicated the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Thames Water infrastructure record indicates a 100mm steel distribution main routed within the site side footpath of Curzon Street to the development site. The infrastructure record indicates the main terminates at a hydrant within the footpath to the front of the adjacent unit indicated as no. 155 Curzon Street and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through infrastructure charges. Infrastructure charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within Thames Water's supply area over a rolling 5 year period, based on the total anticipated number of new connections within that supply area. Please note, the infrastructure charge costs can vary year on year and therefore long term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure

charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly.

7.0 Communications

7.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground cables, overhead lines, and associated apparatus. The following diagram is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

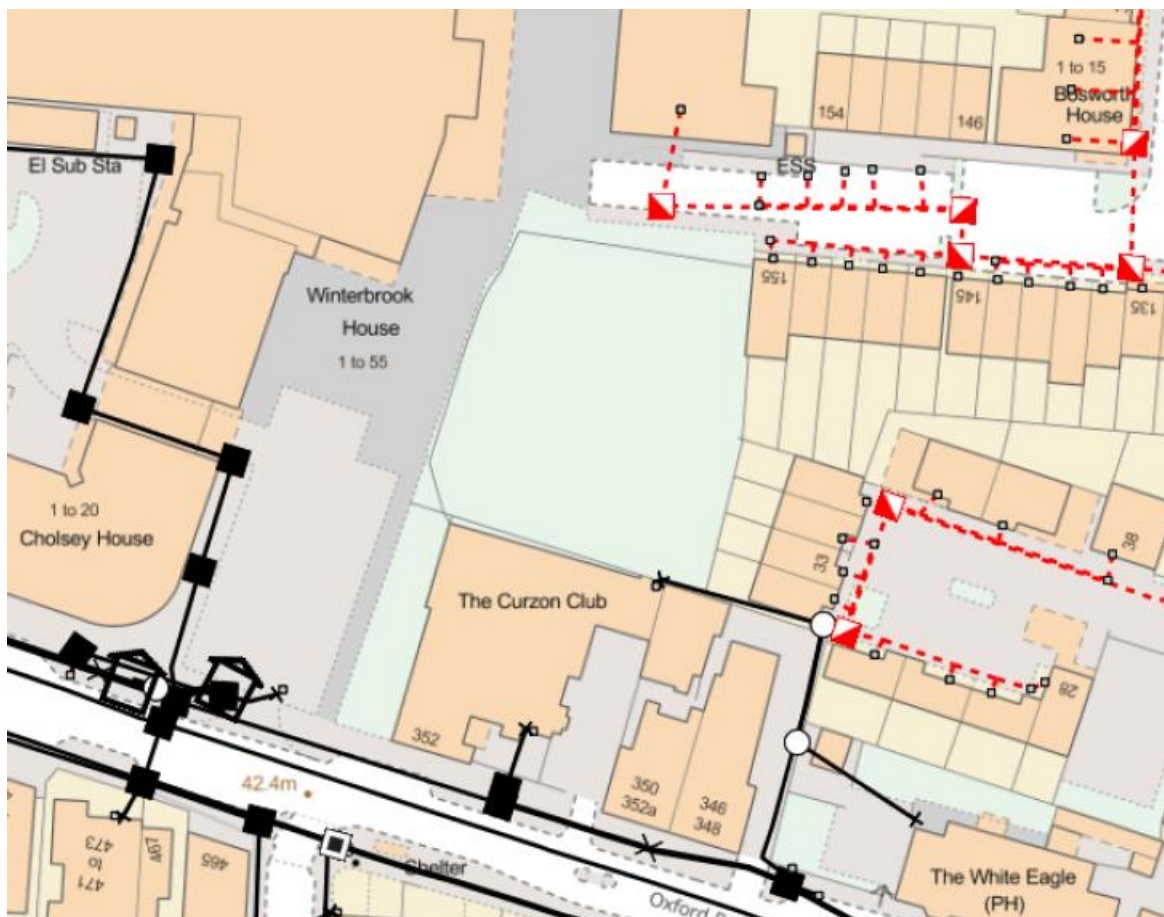


Figure 7.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS	
DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	
Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Disconnections: Openreach do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicates the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Openreach infrastructure record indicates underground apparatus routed within Curzon Street, which extends into Moultsford Mews. The record indicates this infrastructure as 'proposed'; however, the assumption must be made that it is present until proven otherwise. The infrastructure record indicates the apparatus as being routed within the existing carriageway, and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Openreach infrastructure record also indicates a distribution pole located in the shared parking court that serves Battle Court, from which an overhead line is indicated as being routed along the southern boundary of the site to provide a supply to the Curzon Club unit. Based on desktop review, it is assumed that this apparatus should not be affected by the development proposals. It may be prudent to undertake a site survey to confirm.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the immediate vicinity of the development site. Openreach will provide a Fibre to the Premise (FTTP) connection option for this development.

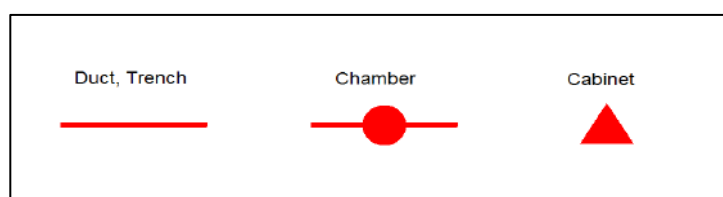
7.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Figure 7.2 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicates the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Virgin Media infrastructure record indicates existing apparatus routed within the footpaths of Oxford South, to the south of the development. No apparatus is indicated in the immediate vicinity of the development site; therefore, no diversionary works are currently anticipated

Connections: Due to the distance between the site and the nearest existing infrastructure, consultation with Virgin Media is recommended to determine the likelihood of extending the network to provide connections to the development should they be required.

8.0

8.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

This desktop utility statement covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

Produced;

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Checked by;

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This document has been prepared solely as a Desktop Utility Study for Phlorum Ltd. Utilities Connections Management Ltd accepts no responsibility or liability for any use that is made of this document other than by Phlorum Ltd for the purposes for which it was originally commissioned and prepared.

No individual is personally liable in connection with the preparation of this Desktop Utility Study. By receiving this study and acting on it, the client or any other person accepts that no individual is personally liable whether in contract, tort, for breach of statutory duty or otherwise.

Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

Appendices

Appendix 1 – SSEN Infrastructure Plan

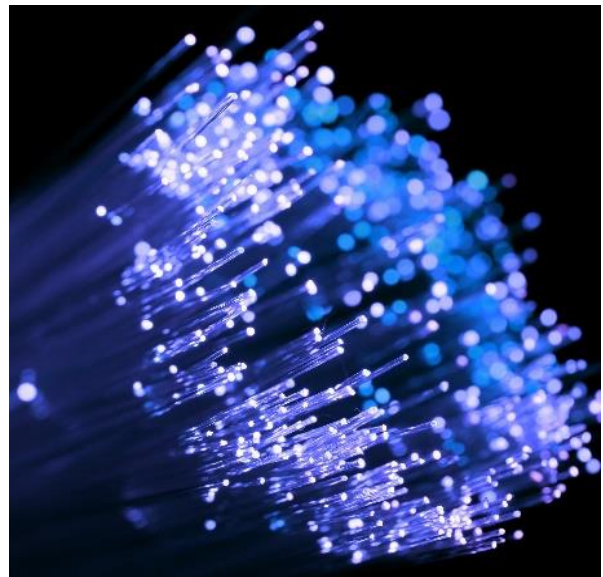
Appendix 2 – SGN Infrastructure Plan

Appendix 3 – Indigo Pipelines Infrastructure Plan

Appendix 4 – Thames Water Infrastructure Plan

Appendix 5 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan



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Oxford Road, Reading

UCML Utility Statement

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UCML Utility Statement

Oxford Road,
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Produced for: Phlorum Ltd

Issue/Revision	Comments	Date	Prepared By	Checked By
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1.0	Introduction	4
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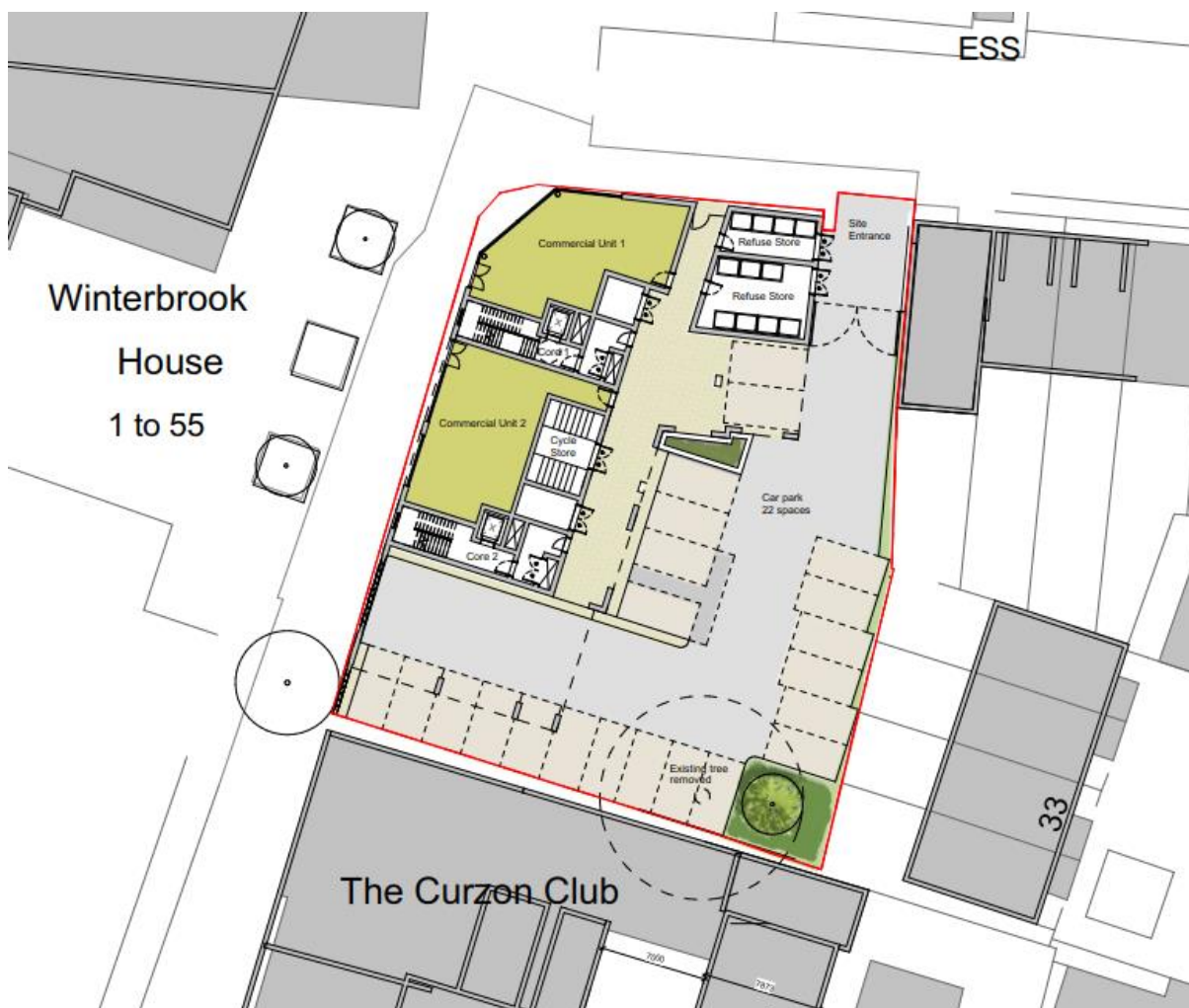


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Figure 5.1 below illustrates the location of existing SSEN HV infrastructure which has been extracted from its network records. The cables shown are operated at 11,000 Volts (HV).

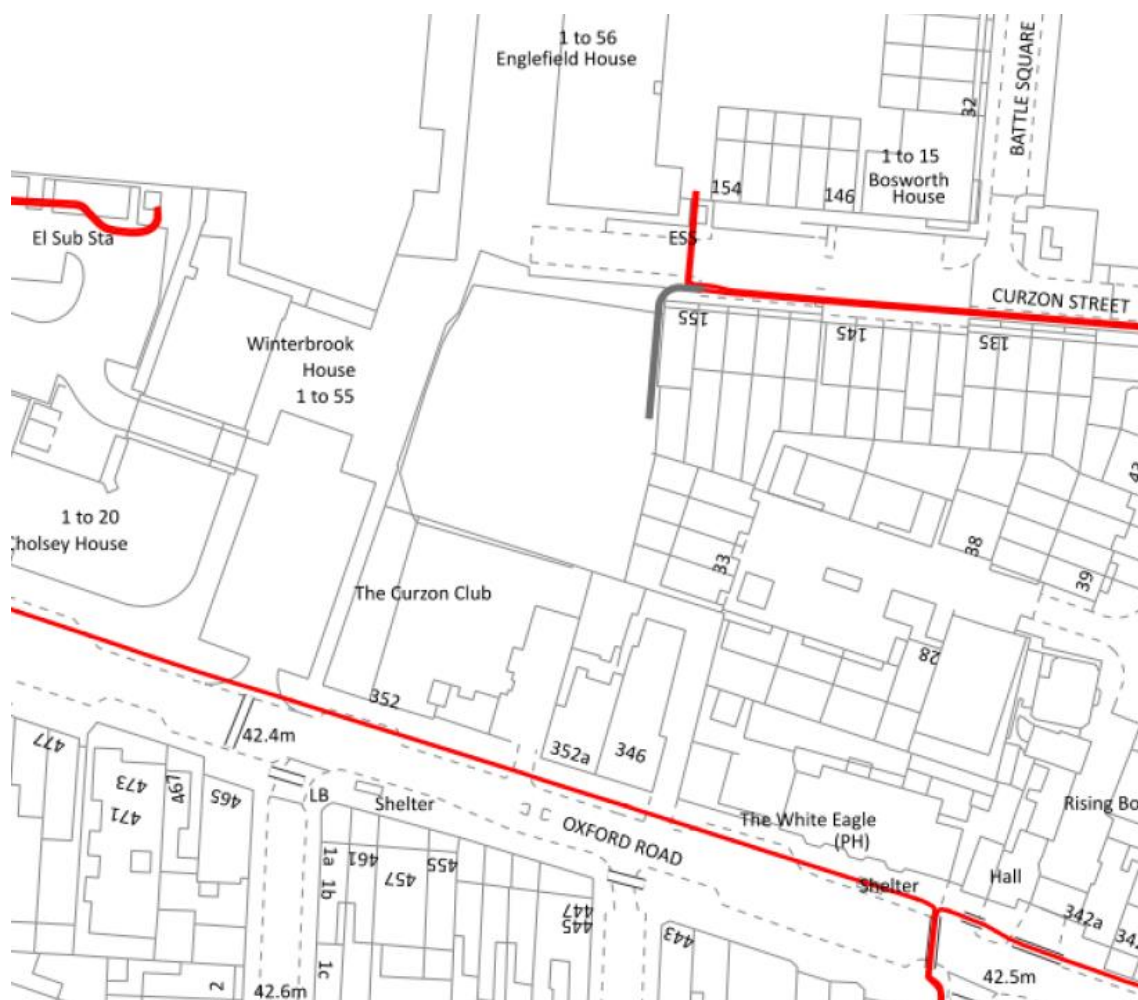
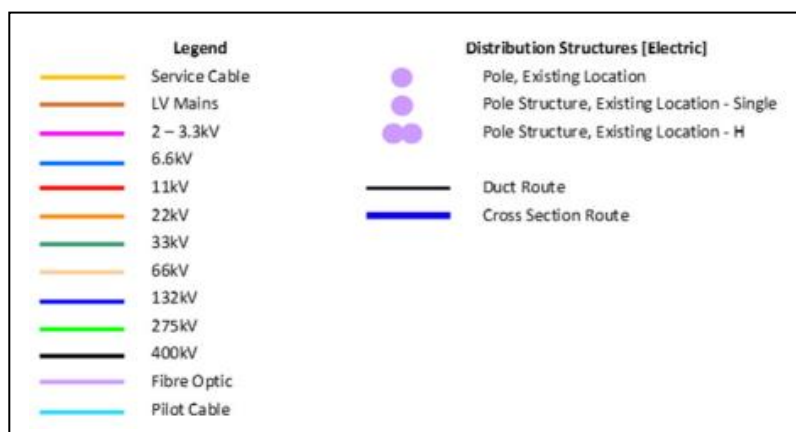


Figure 4.1 – Existing Electricity Infrastructure Plan

Figure 5.2 below illustrates the location of existing SSEN LV infrastructure which has been extracted from its network records. The cables shown are operated at 415 Volts (LV). Please refer to the infrastructure record appended to this study for further detail.



Figure 4.2 – Existing Electricity Infrastructure Plan



Disconnections: Based on desktop review of the SSEN infrastructure record, no disconnection works are currently anticipated to accommodate the development proposals. The infrastructure record suggests HV and LV apparatus was previously routed into the development site; however, it appears disconnection works have previously been completed to clear the development site.

Diversions: SSEN infrastructure records indicate both HV and LV apparatus routed within the site side footpath of Curzon Street to the development site. The infrastructure record indicates the existing apparatus terminates within the footpath at the site boundary, and is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: Review of the proposed heating strategy for the apartments will be required along with the proposed usage for the commercial units to estimate the anticipated electrical load for the development. Following completion of the demand estimation for the scheme, it is recommended that a Point of Connection (POC) application is completed to confirm the actual availability of capacity within the local network.

It is envisaged that there will be sufficient capacity in the existing electricity network to support the development requirement. It is assumed that there will be sufficient capacity in the HV network to supply the proposed development; however, it may be possible to supply the development from an LV POC depending on the total demand required for the scheme.

5.0 Gas

5.1 SGN

The local Gas Distribution Network in the vicinity of the development site is owned and operated by Scotia Gas Networks (SGN) under its Gas Transportation License issued by Ofgem. The gas network in the immediate vicinity of the site comprises of gas mains and apparatus operating at Low Pressure (LP). The following diagram is an extract from SGN statutory records and details the currently indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded on statutory records. Please refer to the infrastructure record appended to this study for further detail.

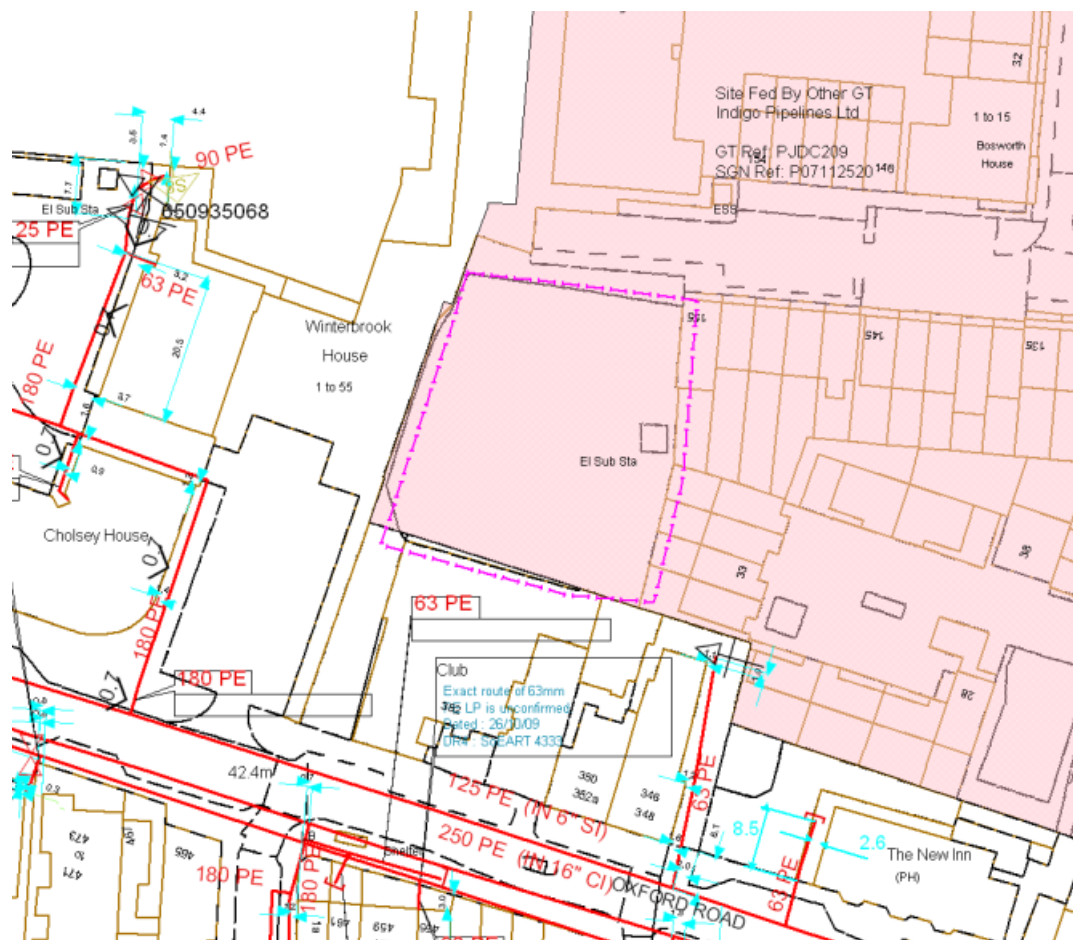
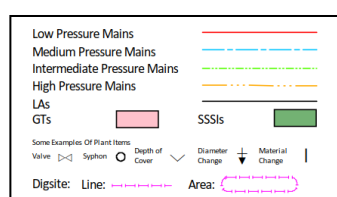


Figure 5.1 – Existing SGN infrastructure plan



Disconnections: As shown in Figure 5.1 overleaf, the area in which the development site is located is indicated as being supplied by an Independent Gas Transporter (IGT), Indigo Pipelines. Based on the site being located within an IGT network supply area, no statutory SGN disconnection works are anticipated to accommodate the development proposals.

Diversions: SGN infrastructure records indicate LP mains and associated apparatus routed in the wider vicinity of the development site. Based on the indicated distance between the existing SGN apparatus and the development site, no diversionary works are anticipated to accommodate the development proposals.

Connections: As previously discussed, the area in which the development site is located is indicated as being supplied by an IGT, Indigo Pipelines. Therefore, it can be assumed that any gas connections required would need to be taken from the Indigo Pipelines network, rather than the SGN network as it would likely be more economic. Please refer to Section 5.2 for further detail on the Indigo Pipelines apparatus located in the immediate vicinity of the development site.

5.2 Indigo Pipelines

Indigo Pipelines are an Independent Gas Transporter (IGT) who own and operate inset independent gas networks nationally, and they have confirmed that they have a gas network located in the immediate vicinity of the development site and their supply area is indicated as covering the development site. This independent gas network comprises of gas mains and apparatus operating at LP. The following diagram is an extract from Indigo Pipelines records and details the currently indicated position of existing infrastructure; however, it may be prudent to undertake a below ground survey to ensure there are no services present which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

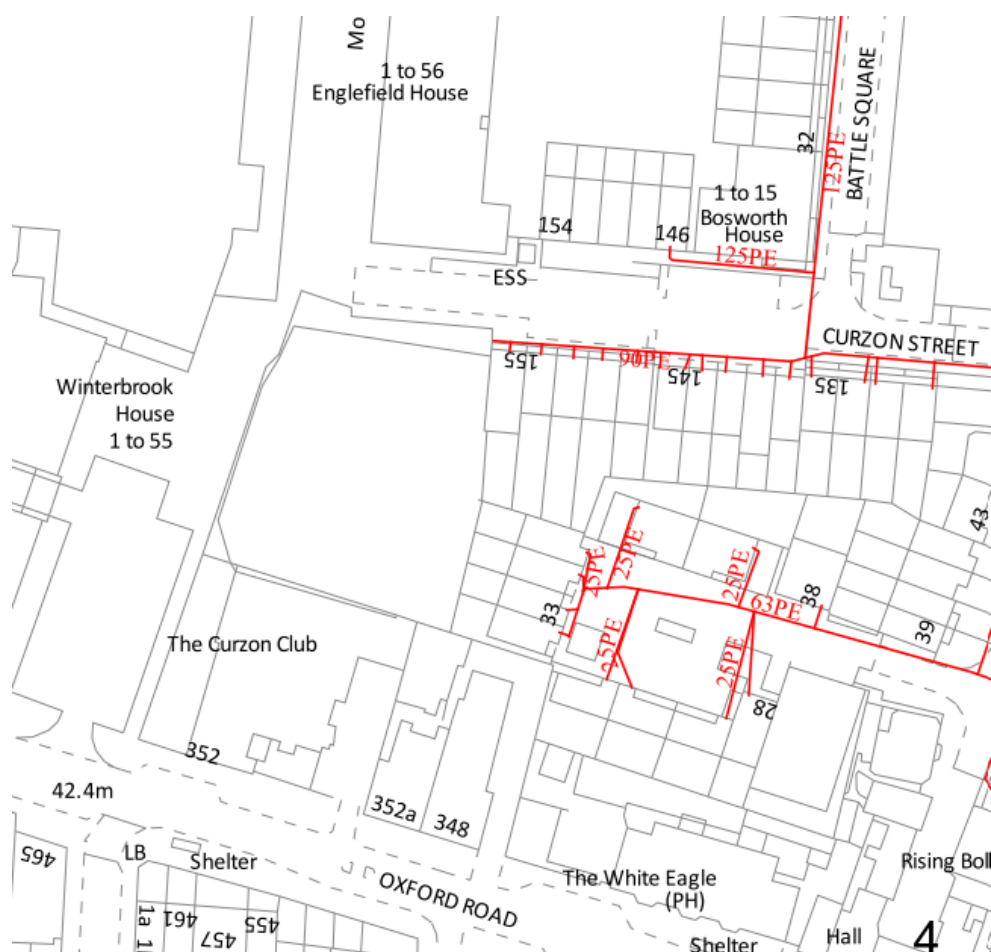
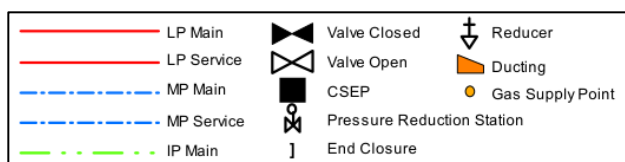


Figure 5.2 – Existing Indigo Pipelines infrastructure plan



Disconnections: Indigo Pipelines infrastructure record indicates no existing service connections present within the development site boundary; therefore, no disconnection works are anticipated to accommodate the development proposals.

Diversions: Indigo Pipelines infrastructure record indicates a 90mm polyethylene LP main routed within the site side footpath of Curzon Street to the development site. The record indicates the main terminates within the footpath outside of the adjacent unit indicated as No. 155 Curzon Street and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: Review of the proposed heating strategy for the residential dwellings along with the requirement for the commercial units will be required to establish an estimated gas demand load for the development. Should the development utilise an electrical heating strategy for both the proposed residential and commercial units, mains gas connections will not be required. If gas connections are required, it can be assumed the existing LP network will be able to support the required connections with a connection point provided from the existing LP network.

6.0 Water

The local clean water distribution network in the vicinity of the development site is owned and operated by Thames Water within the terms of its statutory license issued by Ofwat. The clean water network in the immediate vicinity of the site comprises of distribution water mains and associated apparatus. The figure below is an extract from Thames Water statutory records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

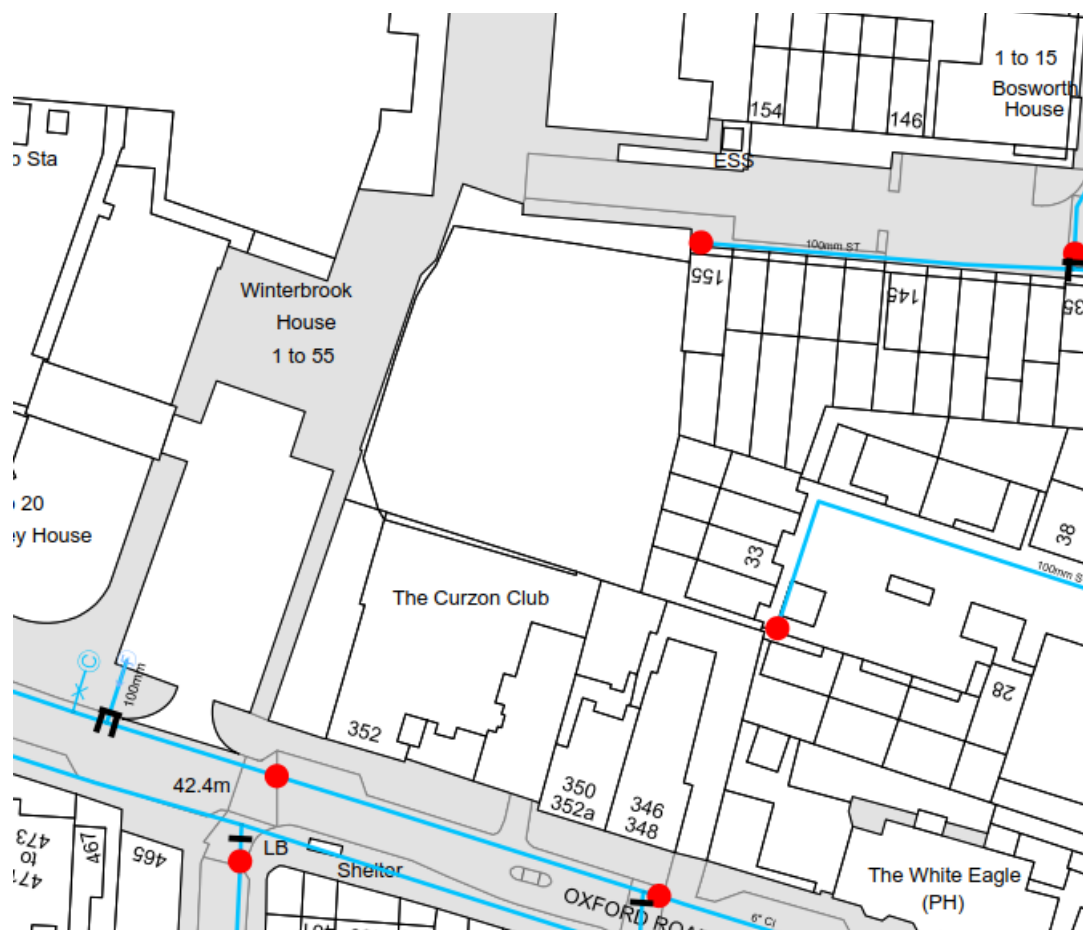


Figure 6.1 – Existing water infrastructure plan

Water Pipes (Operated & Maintained by Thames Water)	Valves	Operational Sites
Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains. Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers. Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties. Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.	General Purpose Valve Air Valve Pressure Control Valve Customer Valve Hydrants Single Hydrant Meters Meter	Booster Station Other Other (Proposed) Pumping Station Service Reservoir Shaft Inspection Treatment Works Unknown Water Tower

Please note on rare occasions 'out of area' water supply authorities have water mains crossing other water supply authority areas. This is typically trunk or raw water mains transporting water extracted from reservoirs or water courses between areas. Unless stated otherwise, UCML's utility study covers the statutory water network operator for this region as identified within Section 1.0 only.

Disconnections: Thames Water do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicated the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Thames Water infrastructure record indicates a 100mm steel distribution main routed within the site side footpath of Curzon Street to the development site. The infrastructure record indicates the main terminates at a hydrant within the footpath to the front of the adjacent unit indicated as no. 155 Curzon Street and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Connections: It is envisaged there may be sufficient capacity in the existing infrastructure to supply the proposed development. However, a pre-development enquiry is recommended to confirm the availability of pressure within the existing network.

From April 2018, off-site network reinforcement costs have been funded through infrastructure charges. Infrastructure charges are calculated based on the estimated costs of all off-site reinforcement works required to facilitate connections to new developments within Thames Water's supply area over a rolling 5 year period, based on the total anticipated number of new connections within that supply area. Please note, the infrastructure charge costs can vary year on year and therefore long term developments may be affected by the possible variance in infrastructure charges. Each water company has a differing infrastructure

charge based on their individual network and anticipated levels of reinforcement works, and the cost of the infrastructure charges for clean and waste water are likely to differ.

A Phase 2 ground investigation and risk assessment will be required to precisely identify contaminated and uncontaminated ground within the site. The level of contamination on-site will determine the material used for the water mains and service pipes on-site. If the level of contamination is low, standard polyethylene pipe could be used. However, if the level of contamination on-site is determined to be high, the site will require the use of barrier pipe laid in a sterile trench. Should the use of barrier pipe be required, this will increase the cost of connections significantly.

7.0 Communications

7.1 Openreach

Openreach own and operate telecommunications apparatus in the vicinity of the development site within the terms of its statutory license issued by Ofcom. The Openreach network in the immediate vicinity of the site comprises of underground cables, overhead lines, and associated apparatus. The following diagram is an extract from Openreach records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.

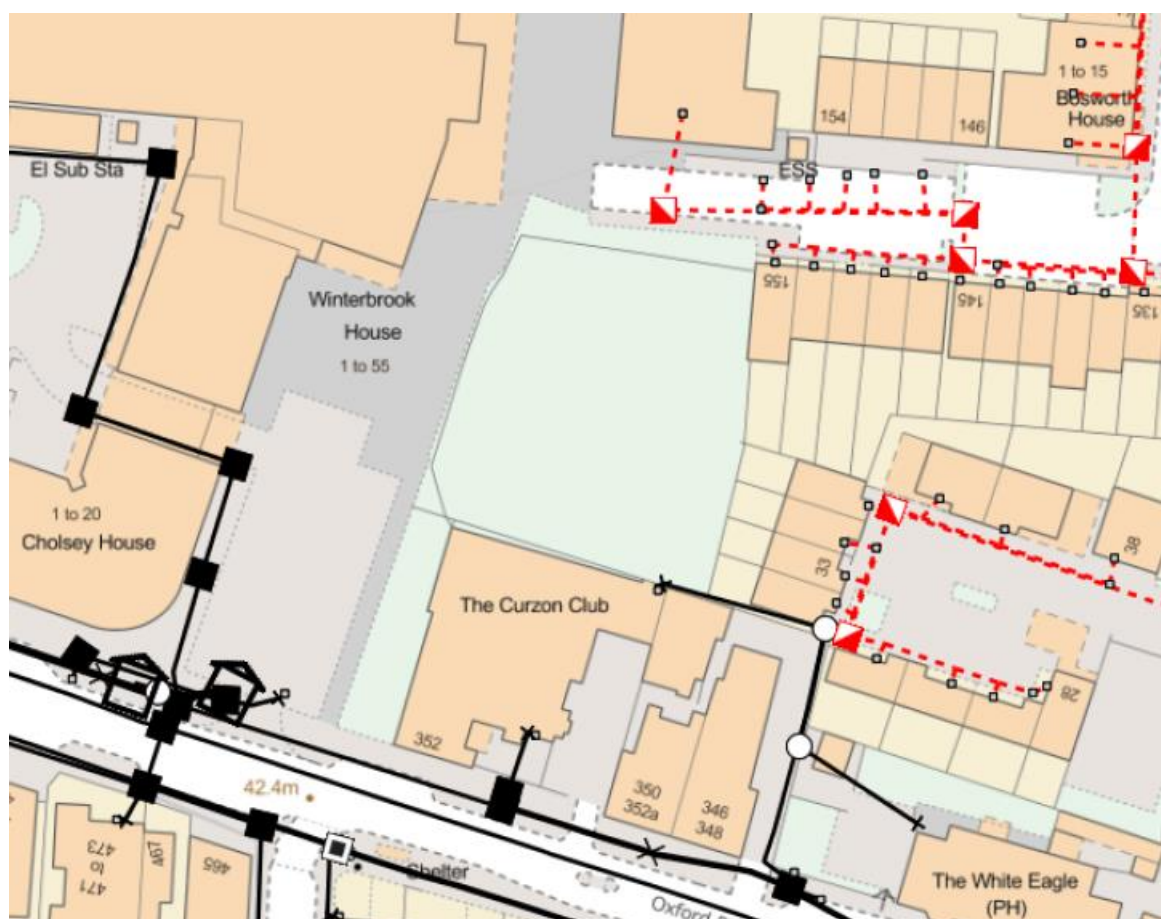


Figure 7.1 – Existing Openreach infrastructure

KEY TO BT SYMBOLS	
DP	○
Planned DP	○
PCP	+
Planned PCP	+
Build	—
Planned	—
Inferred	—
Building	■
Kiosk	Ⓚ
Hatchings	■
Pole	○
Planned Pole	○
Joint Box	■
Change Of State	+
Split Coupling	×
Duct Tee	▲
Planned Box	■
Manhole	■
Planned Manhole	■
Cabinet	■
Planned Cabinet	■

Disconnections: Openreach do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicates the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Openreach infrastructure record indicates underground apparatus routed within Curzon Street, which extends into Moultsford Mews. The record indicates this infrastructure as 'proposed'; however, the assumption must be made that it is present until proven otherwise. The infrastructure record indicates the apparatus as being routed within the existing carriageway, and it is not shown as crossing the location for the car park access point. Therefore, no diversionary works are currently anticipated for the development. It may be prudent to undertake below ground survey work (such as a ground penetrating radar survey) to confirm the location of the existing apparatus.

Openreach infrastructure record also indicates a distribution pole located in the shared parking court that serves Battle Court, from which an overhead line is indicated as being routed along the southern boundary of the site to provide a supply to the Curzon Club unit. Based on desktop review, it is assumed that this apparatus should not be affected by the development proposals. It may be prudent to undertake a site survey to confirm.

Connections: A reasonable assumption can be made that a connection can be taken from the existing infrastructure located in the immediate vicinity of the development site. Openreach will provide a Fibre to the Premise (FTTP) connection option for this development.

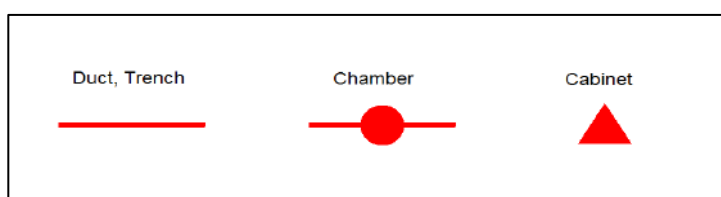
7.2 Virgin Media

Virgin Media has confirmed that they own and operate telecommunications apparatus in the vicinity of the development site. The Virgin Media network in the immediate vicinity of the site comprises of underground cables and associated apparatus.

The following diagram is an extract from Virgin Media records and details the current indicated position of existing infrastructure, however it may be prudent to undertake a below ground survey to ensure there are no unknown services which are not recorded. Please refer to the infrastructure record appended to this study for further detail.



Figure 7.2 – Existing Virgin Media Infrastructure



Disconnections: Virgin Media do not typically indicate the presence of individual service connections on their infrastructure record; however, their presence should be anticipated until proven otherwise. Based on desktop review, which indicates the development site is currently vacant, no disconnection works are currently anticipated to accommodate the development proposals.

Diversions: Virgin Media infrastructure record indicates existing apparatus routed within the footpaths of Oxford South, to the south of the development. No apparatus is indicated in the immediate vicinity of the development site; therefore, no diversionary works are currently anticipated

Connections: Due to the distance between the site and the nearest existing infrastructure, consultation with Virgin Media is recommended to determine the likelihood of extending the network to provide connections to the development should they be required.

8.0

8.0 Conclusion

Based on the information currently available for review, the existing utility infrastructure within the vicinity of the development site appears to be capable of supporting the additional demand required to provide connections for the proposed development. There are existing electricity, gas, water and telecoms services immediately adjoining the development site, which should have sufficient capacity to serve the development.

It is recommended that formal applications are made to the relevant statutory network operators to confirm the actual availability of capacity within the existing networks, and to provide firm points of connection. Formal connection offers will only be valid for a limited period of time, and no capacity can be reserved until acceptance and payment of a formal quotation has been made.

This desktop utility statement covers statutory infrastructures surrounding the site. All information has been taken from the records of the statutory authorities and although this information is the most accurate available it may be prudent to undertake trial excavations in strategic locations to definitively determine the depth and location of infrastructure. Utility Providers Networks are constantly under review and subject to applications from other parties and the capacities and loads currently available may be subject to change.

Produced;

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Completeness – Due care and effort is made to locate all Utility companies in a search area, however, due to the existence of redundant utilities, emergence of new companies and the combining of, takeover or sale of existing companies, UCML cannot guarantee to provide details on all utilities in a given area.

There may be a time delay between the physical installation, repair or upgrading of utilities networks and the subsequent recording of the works on utility infrastructure records. Therefore, it should be noted there may be utilities present that are not shown on the records.

Appendices

Appendix 1 – SSEN Infrastructure Plan

Appendix 2 – SGN Infrastructure Plan

Appendix 3 – Indigo Pipelines Infrastructure Plan

Appendix 4 – Thames Water Infrastructure Plan

Appendix 5 – Openreach Infrastructure Plan

Appendix 5 – Virgin Media Infrastructure Plan



Date Requested: 01/09/2020 Job Reference: 19801097 Site Location: 469709 173670 Requested by: Mr steffan lloyd Your Scheme/Reference: Oxford Road : Reading		Dig Sites Area: [red dashed box] Line: - - - - -	WARNING There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position 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 NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)	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 132,000V Transmission 275,000V and 400,000V NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID <table border="1"><thead><tr><th></th><th>Services LV</th><th>HV</th><th>EHV</th></tr></thead><tbody><tr><td>Footpath/Limade</td><td>0.45m</td><td>0.6m</td><td>0.8m</td></tr><tr><td>Road Crossing</td><td>0.6m</td><td>0.75m</td><td>0.9m</td></tr><tr><td>Agricultural</td><td>1m</td><td>1m</td><td>1.1m</td></tr></tbody></table>		Services LV	HV	EHV	Footpath/Limade	0.45m	0.6m	0.8m	Road Crossing	0.6m	0.75m	0.9m	Agricultural	1m	1m	1.1m	Legend Service Cable LV Mains 2 – 33kV 66kV 11kV 22kV 33kV 66kV 132kV 275kV 400kV Fibre Optic Pilot Cable Distribution Structures (Electric) Pole, Existing Location Pole Structure, Existing Location - Single Pole Structure, Existing Location - H Duct Route Cross Section Route  Scottish & Southern Electricity Networks Registered Office: Inverarmont 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 SSEN Asset Data Team: Asset.Data@sse.com 01256 337 294	This copy has been made by or with the authority of Scottish and Southern Energy Power Distribution Ltd. Pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('The Act'). Unless the Act provides a relevant exception to copyright the copy must not be copied without prior permission of the copyright owner. Plans generated by DigsAFE Pro™ software provided by LinesearchbeforeUdig.
	Services LV	HV	EHV																			
Footpath/Limade	0.45m	0.6m	0.8m																			
Road Crossing	0.6m	0.75m	0.9m																			
Agricultural	1m	1m	1.1m																			



SGN

Your gas. Our network.

North Arrow

W E S

General Enquiries:

All areas

General Enquiries:

All areas

Date Requested: 04/09/2020

Job Reference: 19834803

Site Location: 469721 173675

Requested by:

Mrs Joanne Blackburn

Your Scheme/Reference:

PR6323

Exact Scales:

1:1000 Area or Circle dig site

1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G47), must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA

0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAS

GTS

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

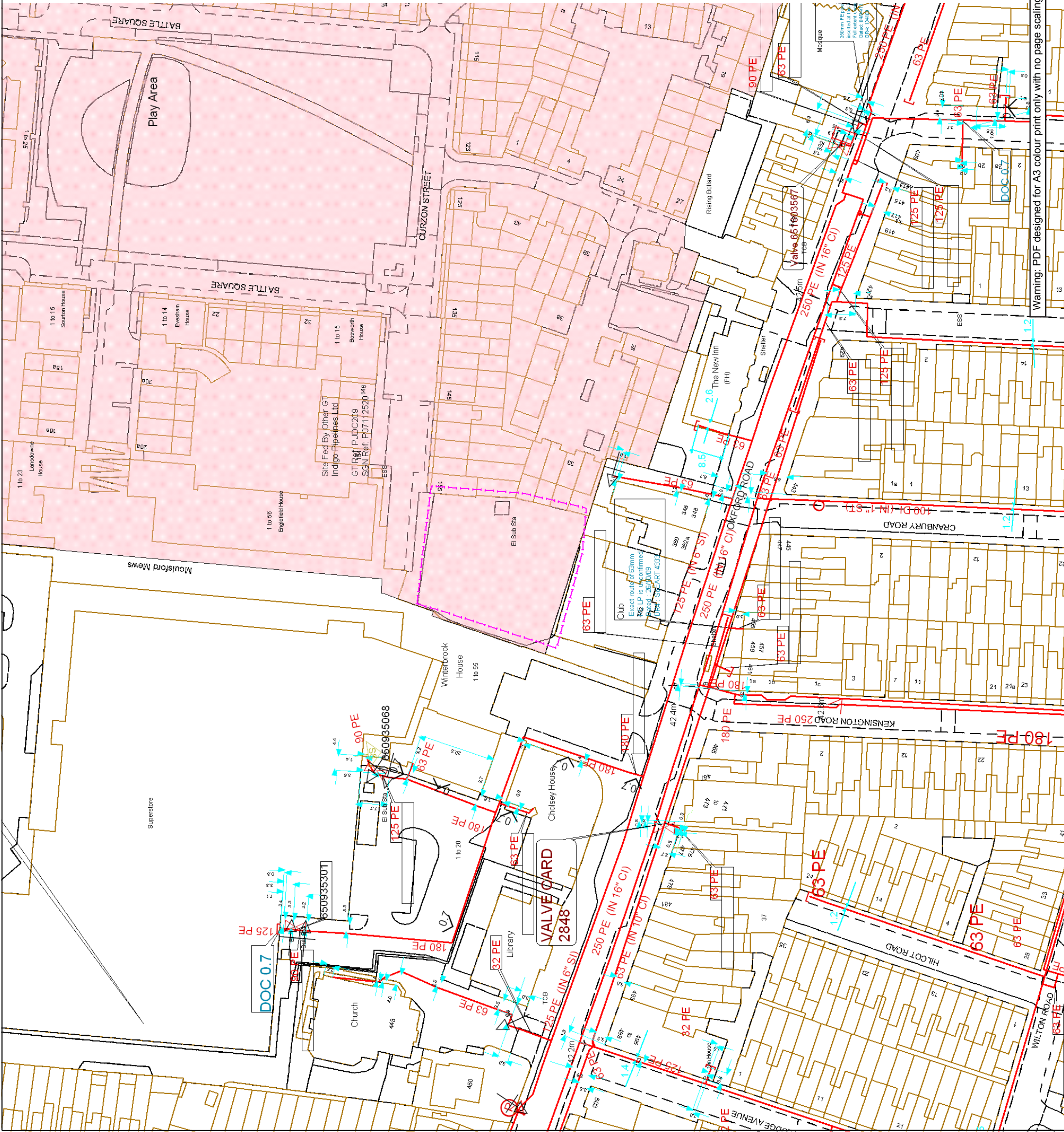
Digsite: Line:

Area:

Linesearch

before dig

This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

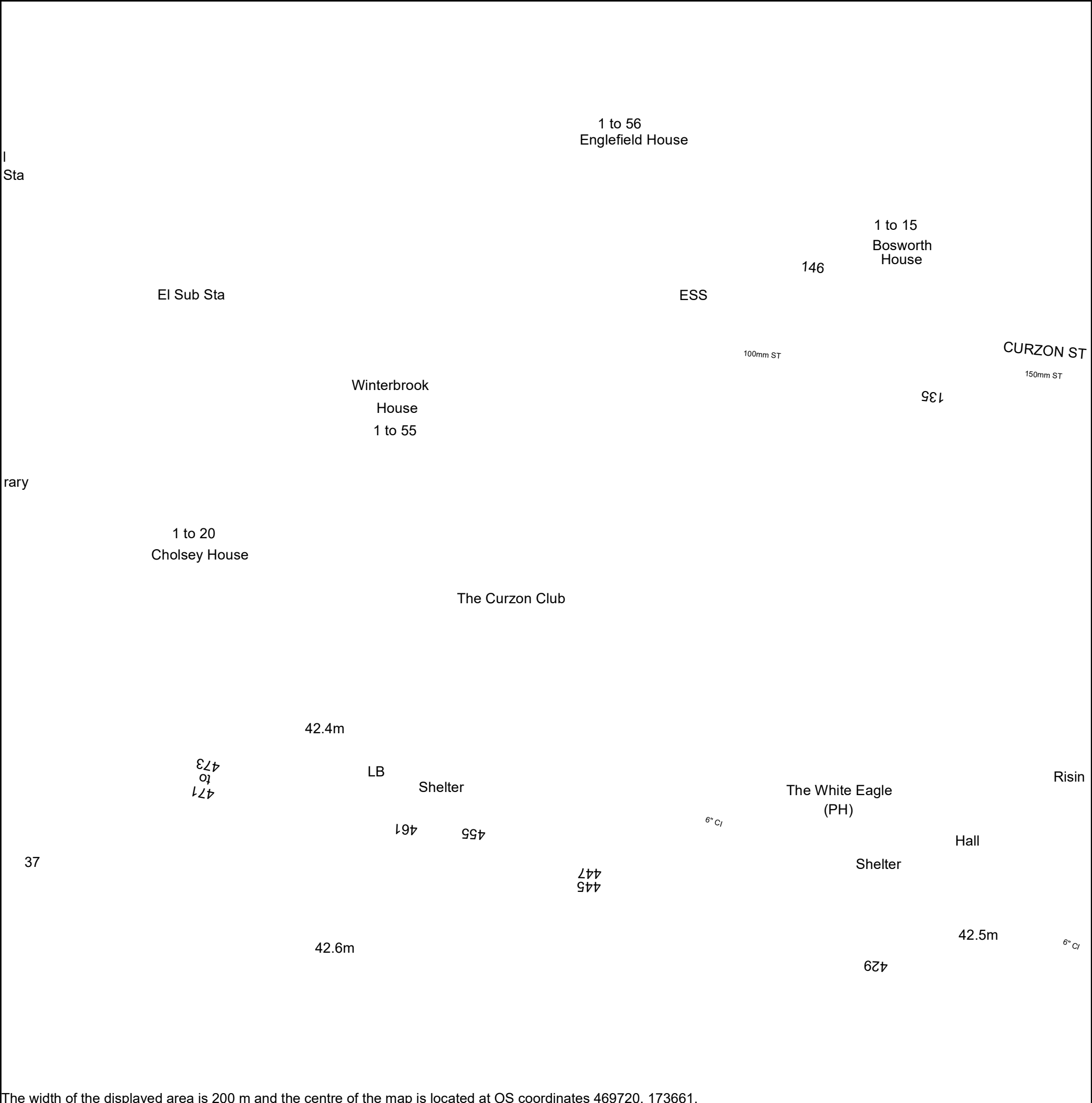


Warning: PDF designed for A3 colour print only with no page scaling.



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

Dig Sites Area:  Line: 		IMPORTANT NOTICES • This information is given as a guide only and its accuracy cannot be guaranteed • The plan only shows pipes owned by SSE Utility Solutions Limited, Indigo Pipelines Limited • Service pipes etc. may not be shown but their presence should be anticipated • You must use safe digging practices in accordance with HSG47 to establish the actual position of mains, services and other apparatus before any mechanical excavation is used • It is your responsibility to ensure this information is provided to all persons working near our plant • If in doubt call the SSE Enterprise Dial Before You Dig team on 0345 070 7386. Please note: if you have overlaps or misalignments between base maps that make it difficult to understand please contact DBYDEnterprlseEnquiries@sse.com or call 0345 070 7386		Indigo Pipelines Ltd. Registered Office: Loddon Reach, Reading Road, Arborfield, Reading, Berkshire, RG2 9HU	
Date Requested: 01/09/2020 Job Reference: 19801097 Site Location: 469709, 173670 Requested by: Mr steffan lloyd Your Scheme/Reference: Oxford Road - Reading		Legend:  LP Main  LP Service  MP Main  MP Service  IP Main  Valve Closed  Valve Open  CSEP  Pressure Reduction Station  End Closure  Reducer  Ducting  Gas Supply Point		indigo pipelines	
Scale: 1:1025 (When plotted at A3)		Crown Copyright © - Reproduced by permission of Ordnance Survey on behalf of HMSO. and database right 2019. All rights reserved. Ordnance Survey Licence number 100030994 (ESR) and 100048660 (direct). Plans generated by DigsAFE Pro[™] software provided by LinesearchbeforeUdig.			

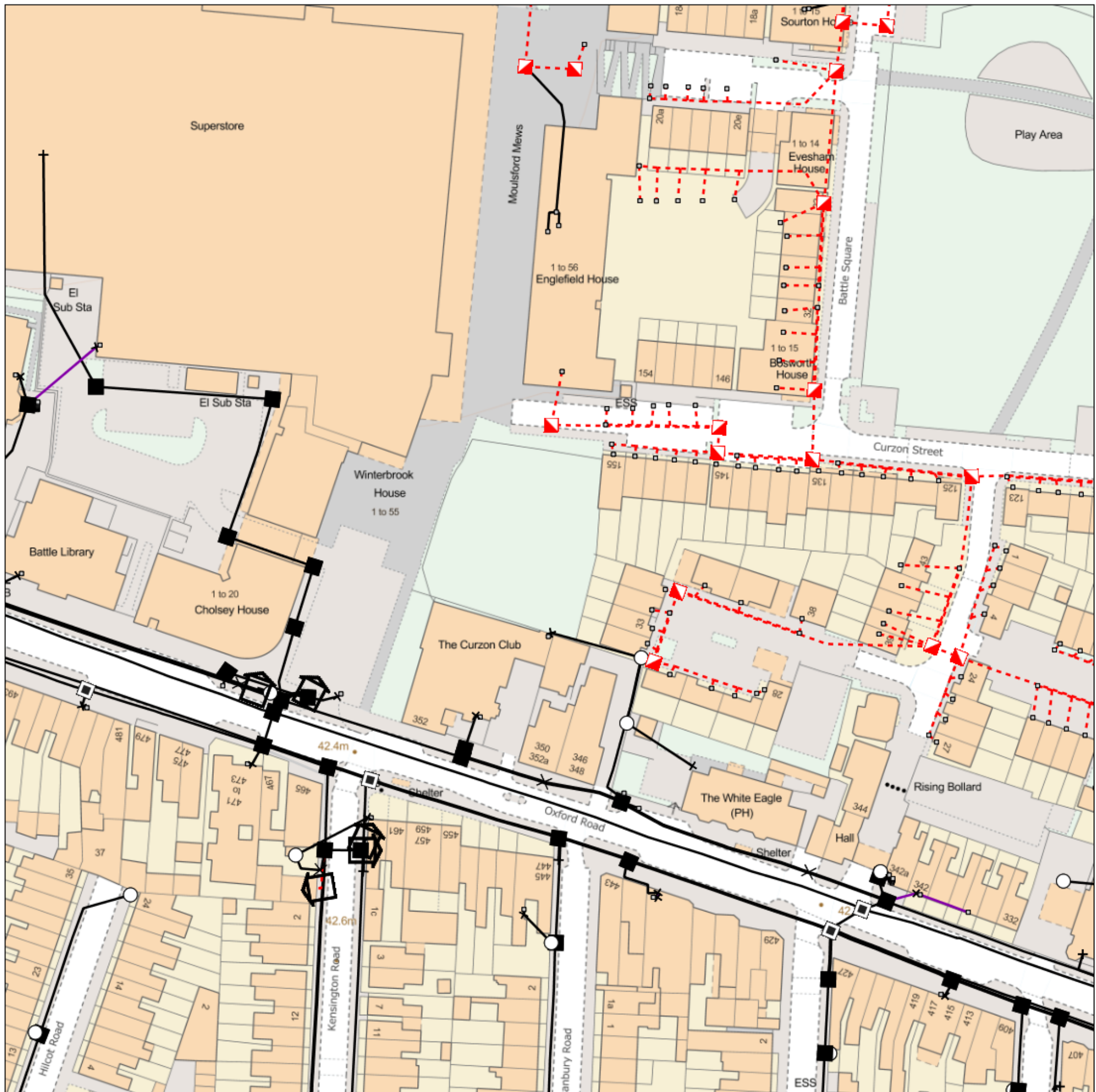


The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 469720, 173661.

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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Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

Accidents happen

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

KEY TO BT SYMBOLS

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

BT Ref : NKG11493K

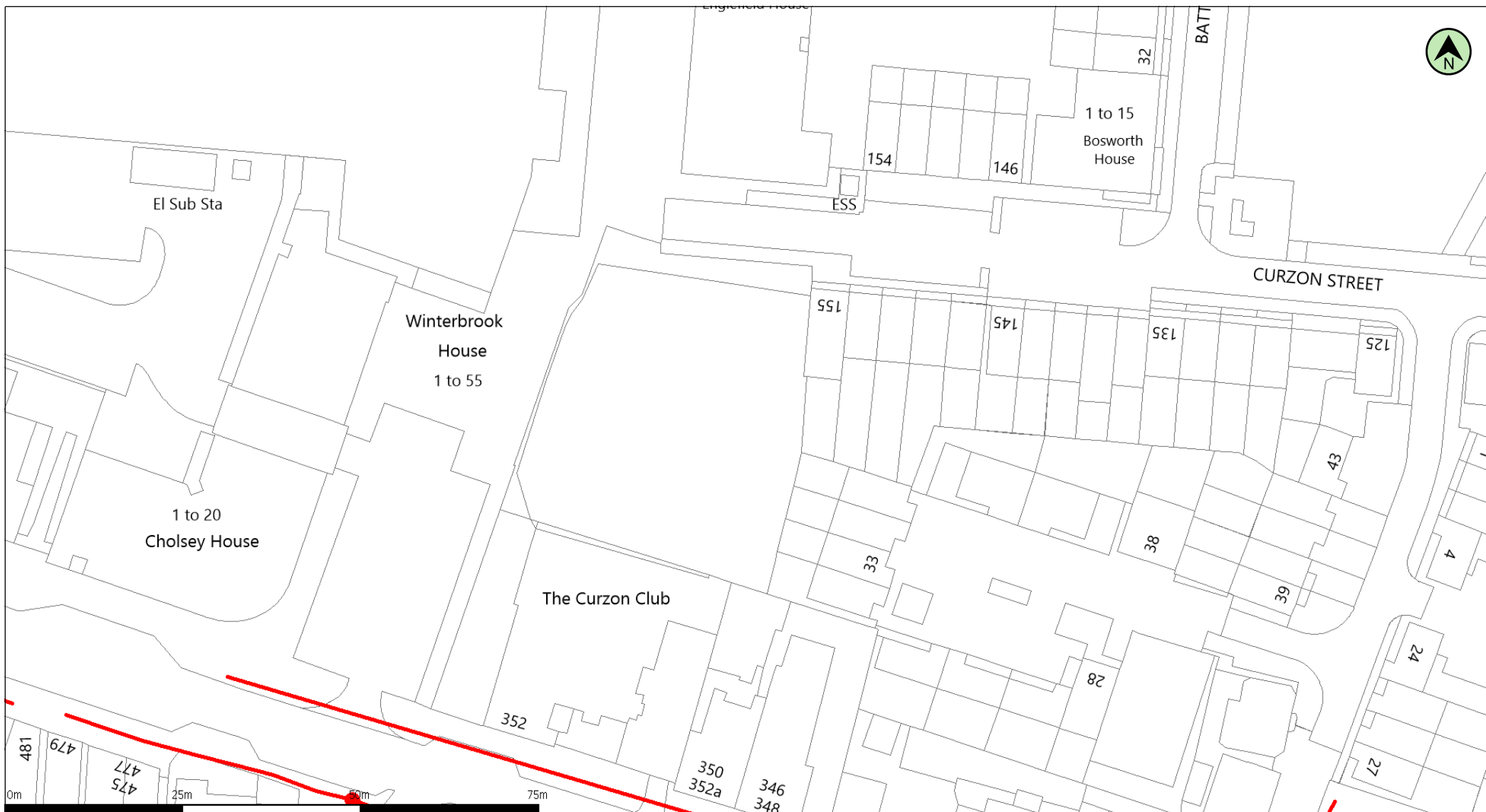
Map Reference : (centre) SU6972973673

Easting/Northing : (centre) 469729,173673

Issued : 04/09/2020 11:49:36

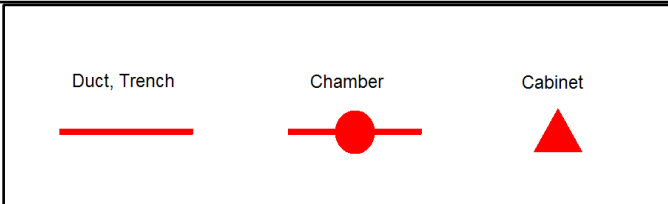
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Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there 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.



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VM.1171404

