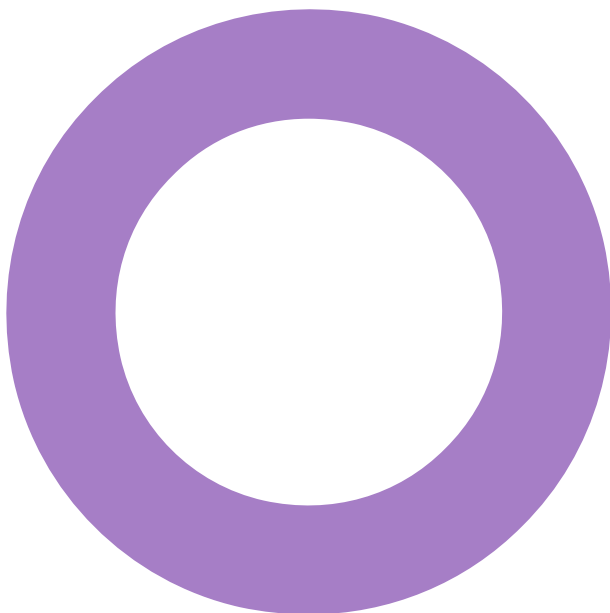


Wensley Road. Reading. Reading Borough Council.

MEP ENGINEERING
UTILITIES INFORMATION

REVISION 01 – 13 DECEMBER 2019



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
0	04 December 2019	First issue	EP/CB	PRC	PRC
01	13 December 2019	Second Issue	EP/CB	PRC	PRC

This document has been prepared for Reading Borough Council only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 07/

Document reference: 191213-Wensley Road Utilities Report

Contents.

Audit sheet.	2
1. Introduction	4
2. Existing utilities	5
2.1 General	5
2.2 Electricity – Scottish & Southern Energy Networks (SSEN)	5
2.3 Gas – Scotia Gas Networks (SGN)	5
2.4 Water – Thames Water	5
2.5 BT Openreach	5
3. Diversions / modifications	5
4. New supplies	6
5. Summary	6
Appendix 1 – SSEN existing cable records	7
Appendix 2 – Scotia Gas Networks records	8
Appendix 3 Thames Water records	9
Appendix 4 – BT and Virgin records	10

1. Introduction

This report has been prepared by Hoare Lea to provide an overview of the various existing underground utility services in and around the site pictured below, along with the requirement for new services/connections to serve the new development. The site is situated on land to the bounded by the existing Wensley Road in Reading.



The report investigates the extent of the underground utility services in the local area surrounding the site and outlines possible risks associated e.g reinforcements and diversions of the various utility systems. This report investigates only the major utilities and their impact on the proposed re development of the site.

The information detailed within the report is based on a desk top study review of the record information provided by the various utility providers.

2. Existing utilities

2.1 General

The existing record information has been reviewed for each of the utility services (electric, water, gas and telecoms) where available. A copy of the record information received to date is included within the Appendices of this report.

2.2 Electricity – Scottish & Southern Energy Networks (SSEN)

From the information provided on the SSEN plotted cable records (see Appendix 1) there are both High Voltage (HV) & Low Voltage (LV) cables routed across the site.

2.3 Gas – Scotia Gas Networks (SGN)

From the record information provided (see Appendix 2) there are existing SGN low pressure gas mains that run around Wensley Road.

2.4 Water – Thames Water

From the record information provided (see Appendix 3) there is an existing Thames Water water main that runs along Wensley Road and drainage systems that run across the site.

2.5 BT Openreach and Virgin

BT and Virgin infrastructure runs across the site to serve the existing buildings, but do not look to be impacted by the development plans.

2.6 Not Affected

The following companies have confirmed that they do not have apparatus in the vicinity and are not affected:

- Energetics
- Instalcom/CenturyLink Communications UK Limited (formerly Level 3), Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd
- Teliasonara
- KPN
- Sota
- Sky Telecommunications Services Ltd
- Verizon

3. Diversions / modifications

Electricity

Diversion work is expected associated with the new section of road running north to south across the western section of the site.

Gas

Diversion work is expected associated with the section of Wensley Road that is to be stopped up.

Water

Diversion work of both water and drainage is expected associated with the section of Wensley Road that is to be stopped up and the new section of road running north to south across the western section of the site.

Telecoms

Diversion work is expected on BT Openreach apparatus associated with the section of Wensley Road that is to be stopped up and the new section of road running north to south across the western section of the site.

4. New supplies

General

The new site utility requirements have been assessed and applications made to Scottish and Southern Energy Networks (SSEN) and Thames Water. Applications to BT Openreach cannot be made until the planning process has been undertaken. The details below provide an indication of the requirements for the redevelopment.

Electricity

Direct new LV supplies have been requested to each house. A larger supply has been requested to the block of apartments which shall be split to provide direct utility supplies to each apartment.

Gas

No supply application has been made for gas as not required.

Water

Direct new water supplies have been requested to each house and the ground and first floor apartments. A bulk supply has been requested to the block of apartments which shall be split to provide direct utility supplies to each apartment above 1st floor.

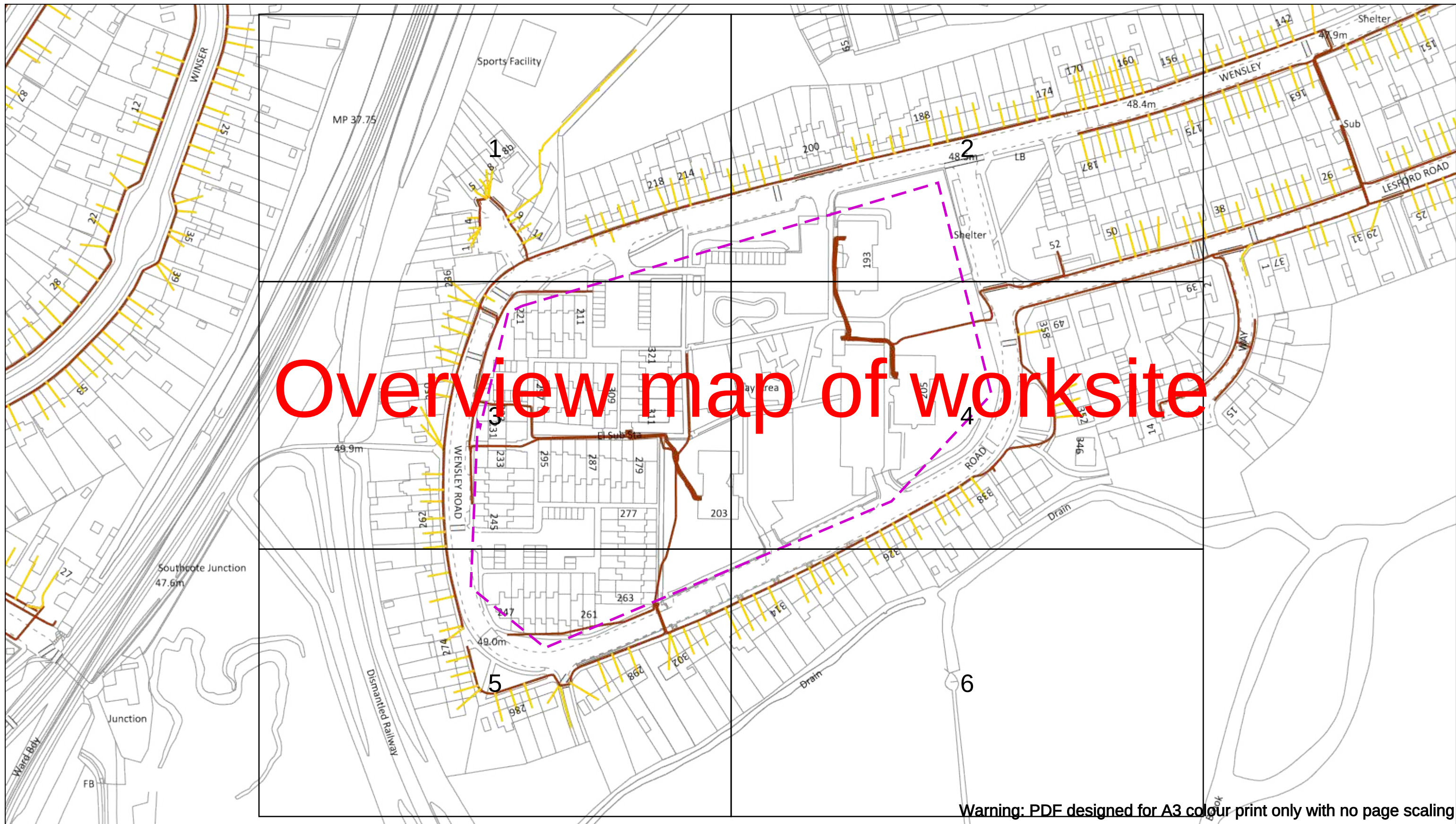
Telecoms

Applications to BT Openreach cannot be made until the planning process has been undertaken.

5. Summary

The information detailed within the report is based on a review of the record information provided by the various utility providers. It is anticipated that the requested new supply connections would be able to be provided to serve the new development. The utility diversions associated with the stopping up of the section of Wensley Road will need to be progressed in line with the programme for those works.

Appendix 1 – SSEN existing cable records



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

Dig Sites Area:  Line:

Date Requested: 05/12/2019
Job Reference: 17125068
Site Location: XY= 469954, 171915
Requested by:
Mrs Elena Pujol
Your Scheme/Reference:
Wensley Road

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)

Scale: 1:1538 (When plotted at A3)

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				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.6m
Road Crossing	0.6m	0.6m	0.75m	0.75m
Agricultural	1m	1m	1m	1m

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 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

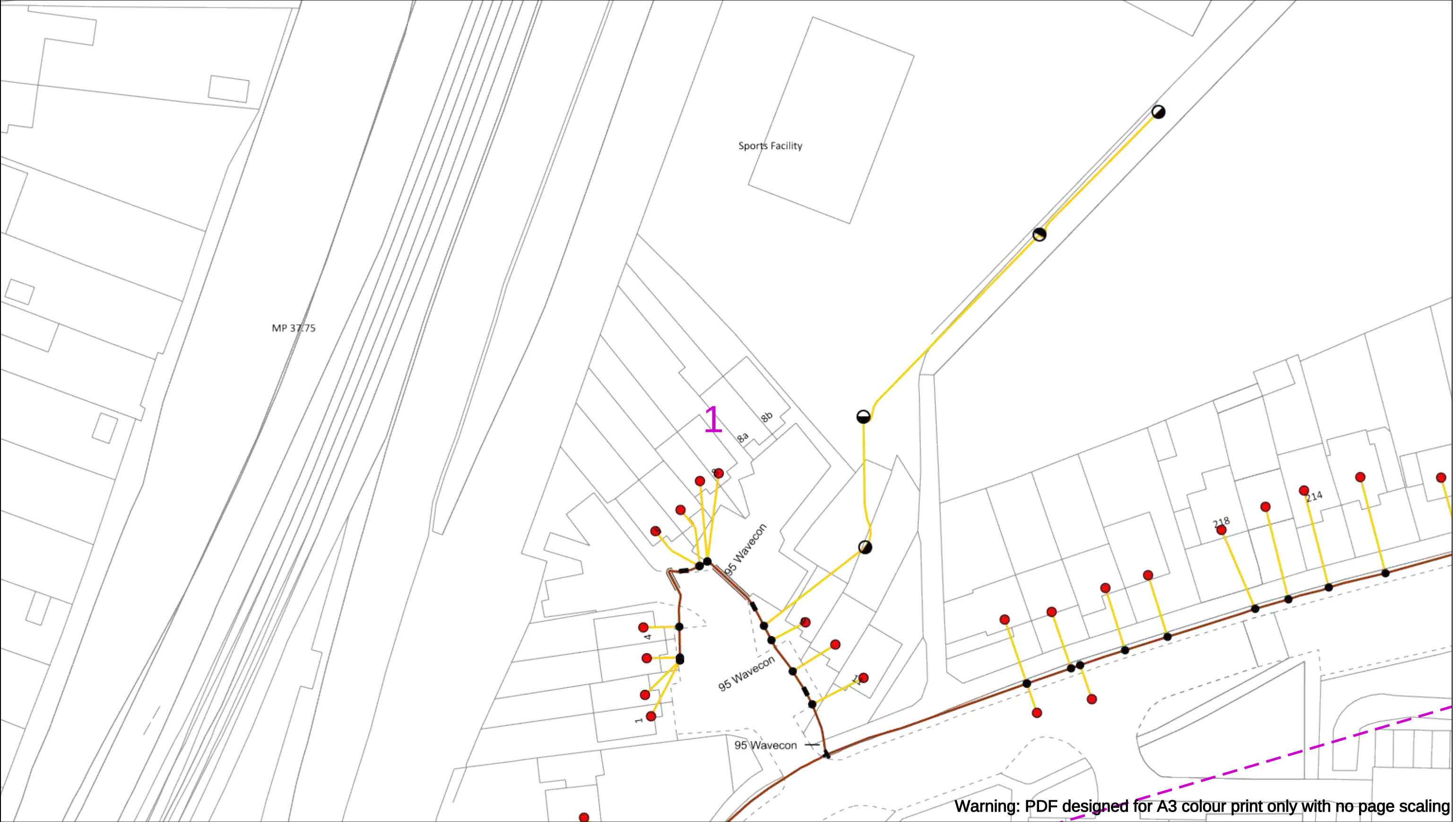


Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inveralmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.
 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.



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

050m

Dig Sites

Area: [dashed magenta line]

Line: [dashed magenta line]

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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			
	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

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish and Southern Electricity Networks

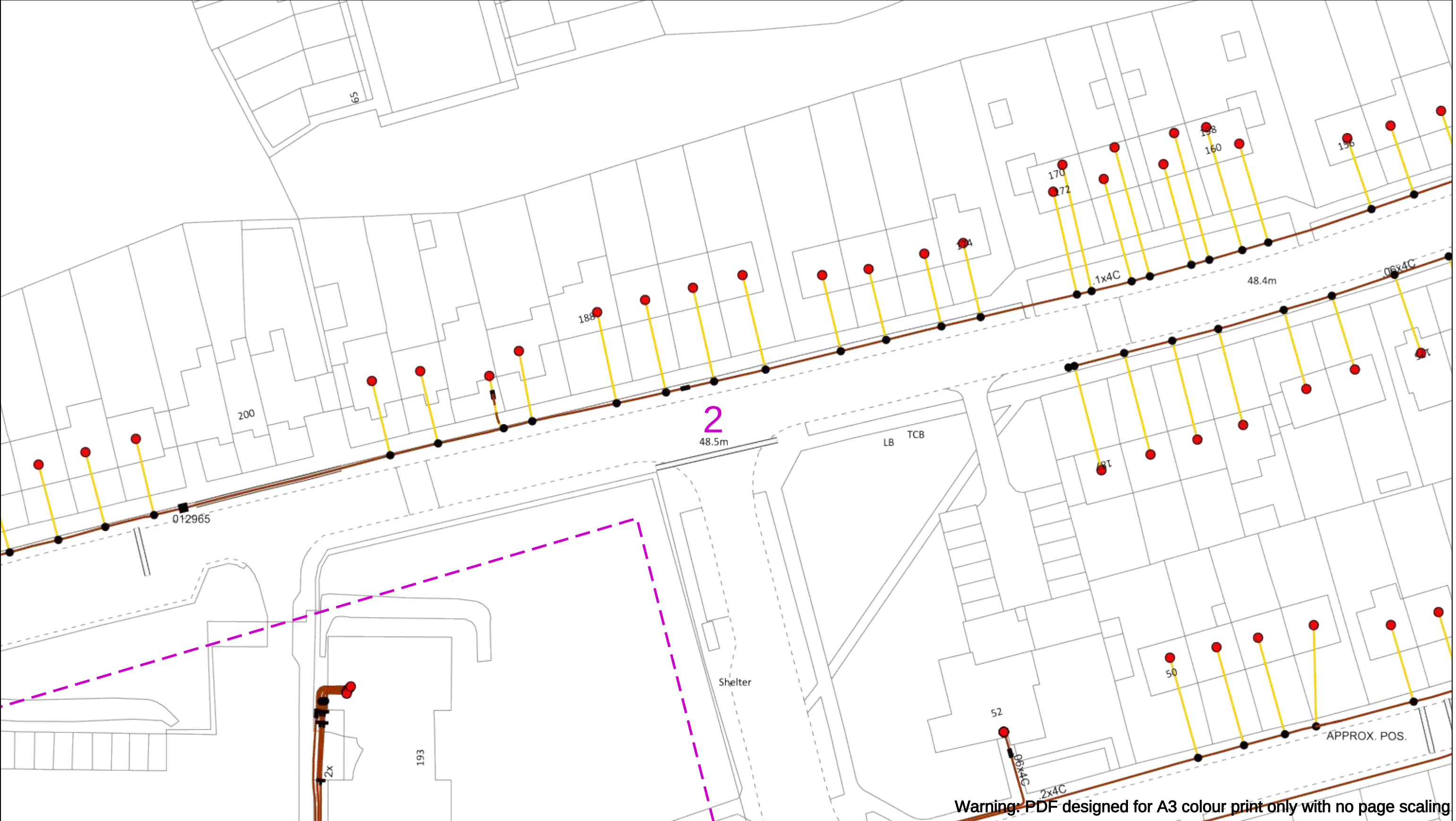
Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inverlond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF THE STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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			
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

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

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inverlorn Road, 200 Dunkeld Road, Perth, PH1 3AQ

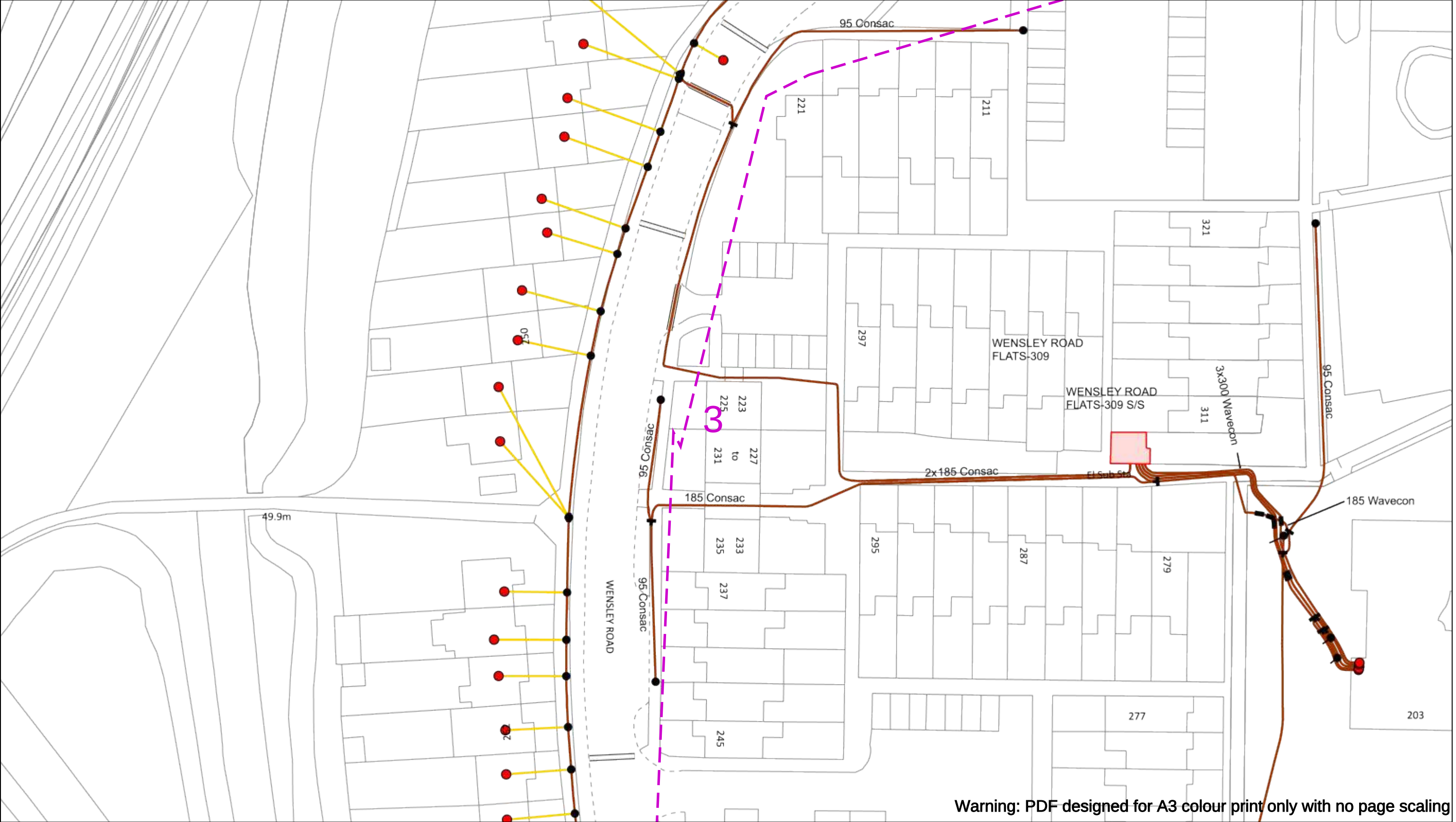
Registered in Scotland No. SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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)

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

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

Voltages (V)

LV (Low Voltage) and Services

HV (High Voltage)

EHV (Extra High Voltage)

Transmission

Up to 1,000V

Over 1,000V to 11,000V

22,000V to 132,000V

275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

Services

Footpath/Unmade

Road Crossing

Agricultural

LV

0.45m

0.6m

1m

HV

0.45m

0.6m

1m

EHV

0.6m

0.75m

1m

EHV

0.8m

0.9m

1.1m

Scottish & Southern

Electricity Networks

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inverlmond 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

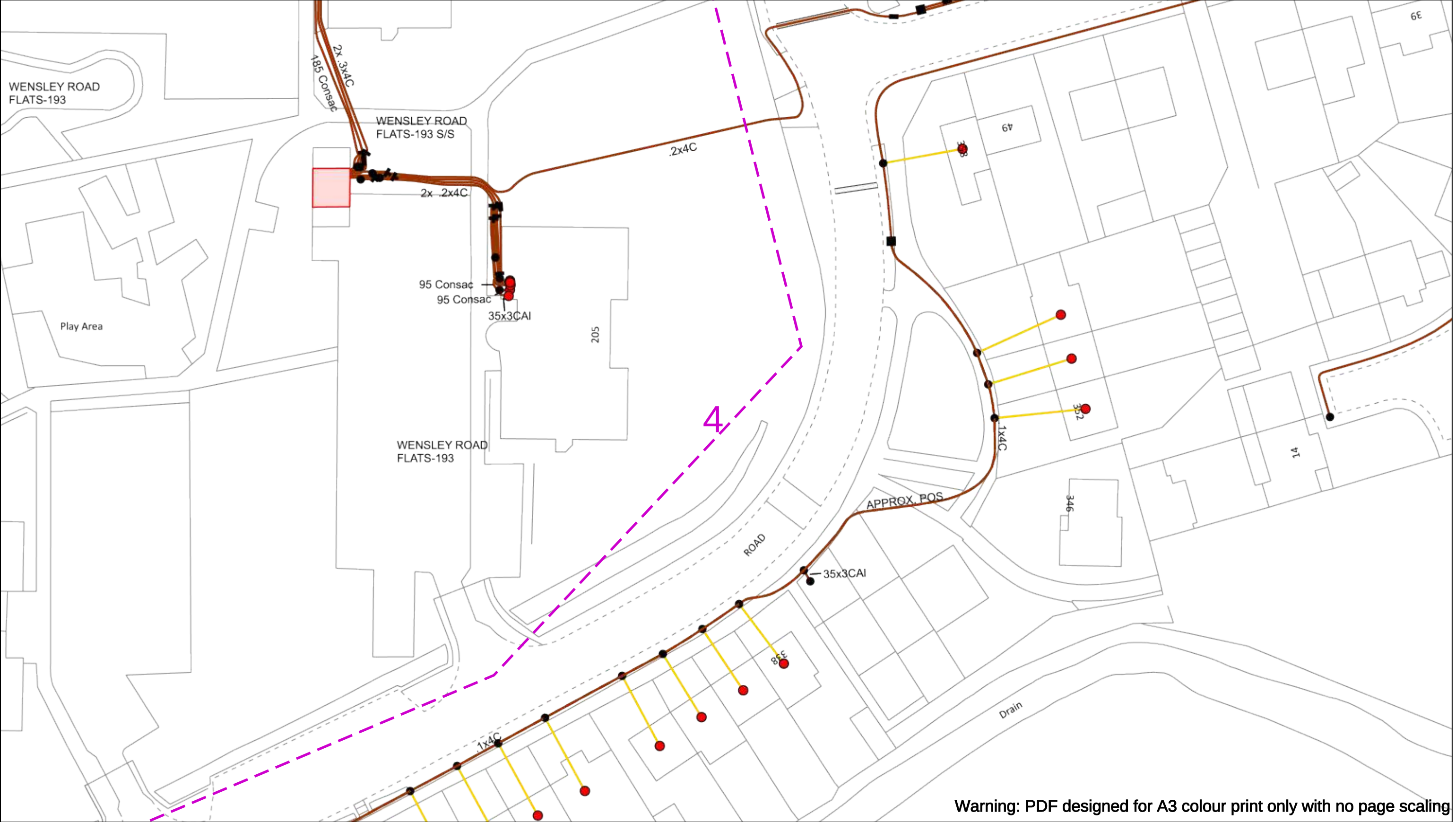
Subject to revision – Master held by SSEN Asset Data Team:

Asset.Data@sse.com

01256 337 294

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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				
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern

Electricity Networks

Scottish and Southern Energy Power Distribution Ltd.

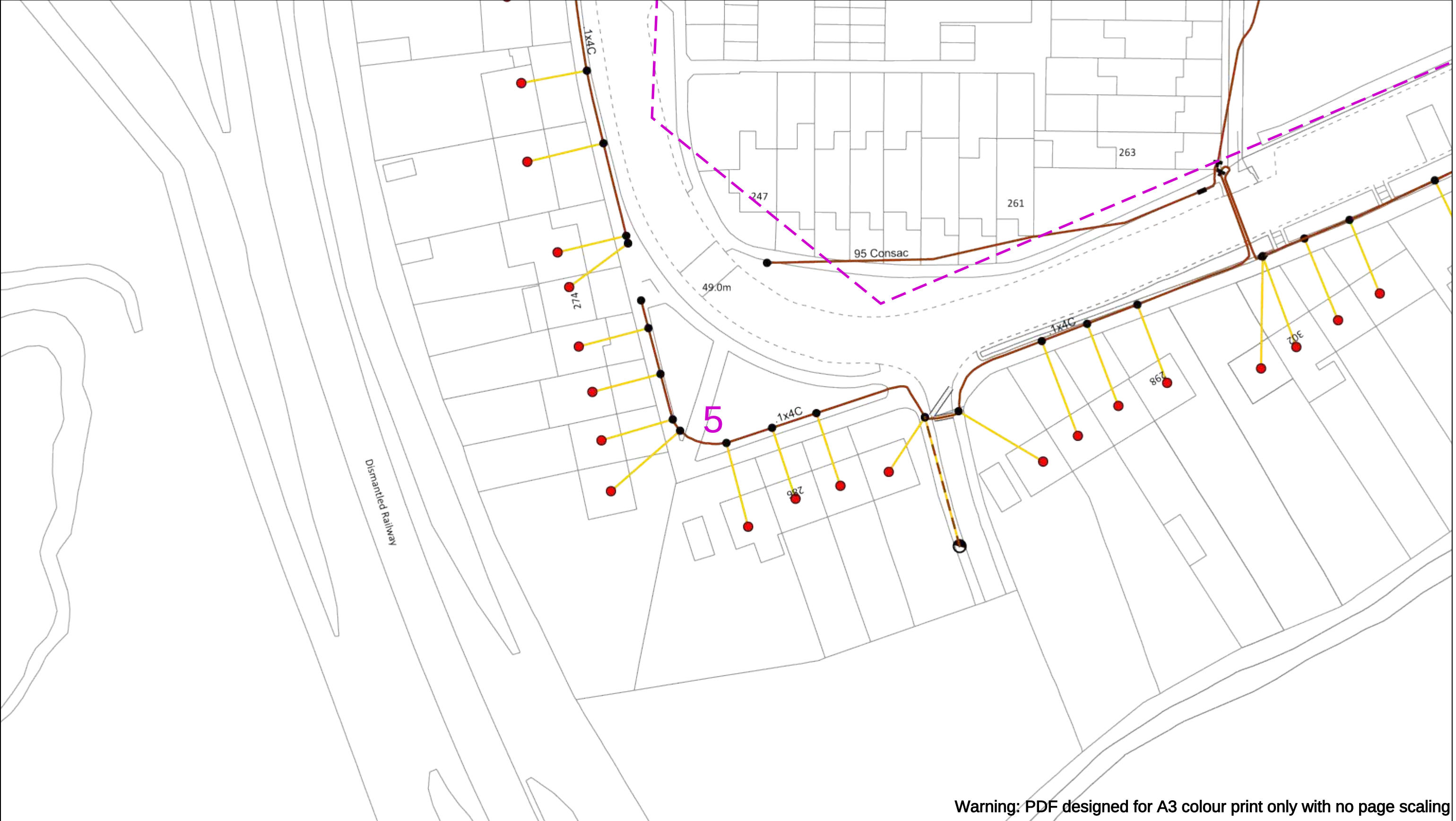
Registered Office: Inverlorn House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

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

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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				
	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

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

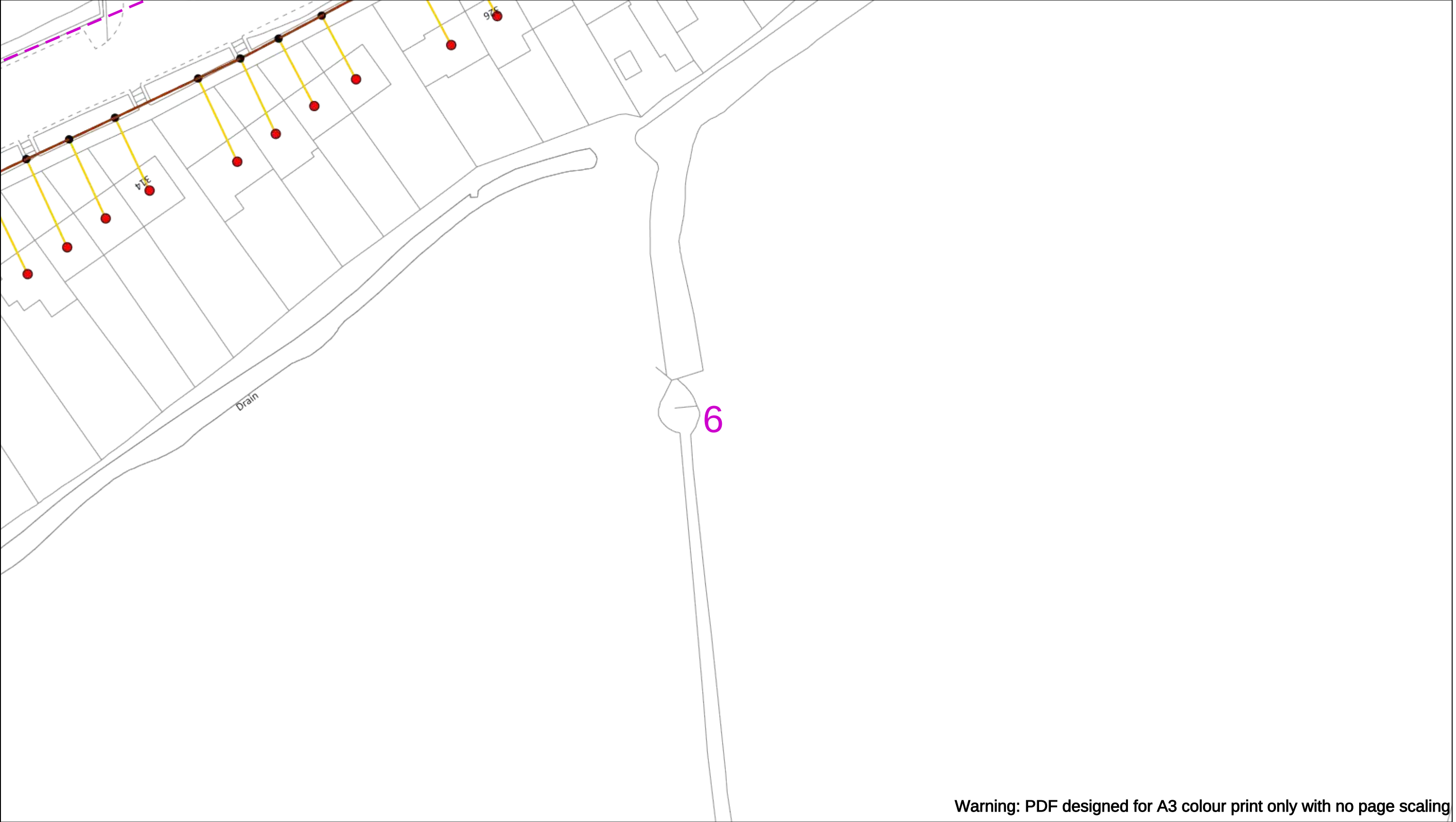
Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inveralmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by:
Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

Scale: 1:500 (When plotted at A3)

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				
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

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 and Southern Energy Power Distribution Ltd.

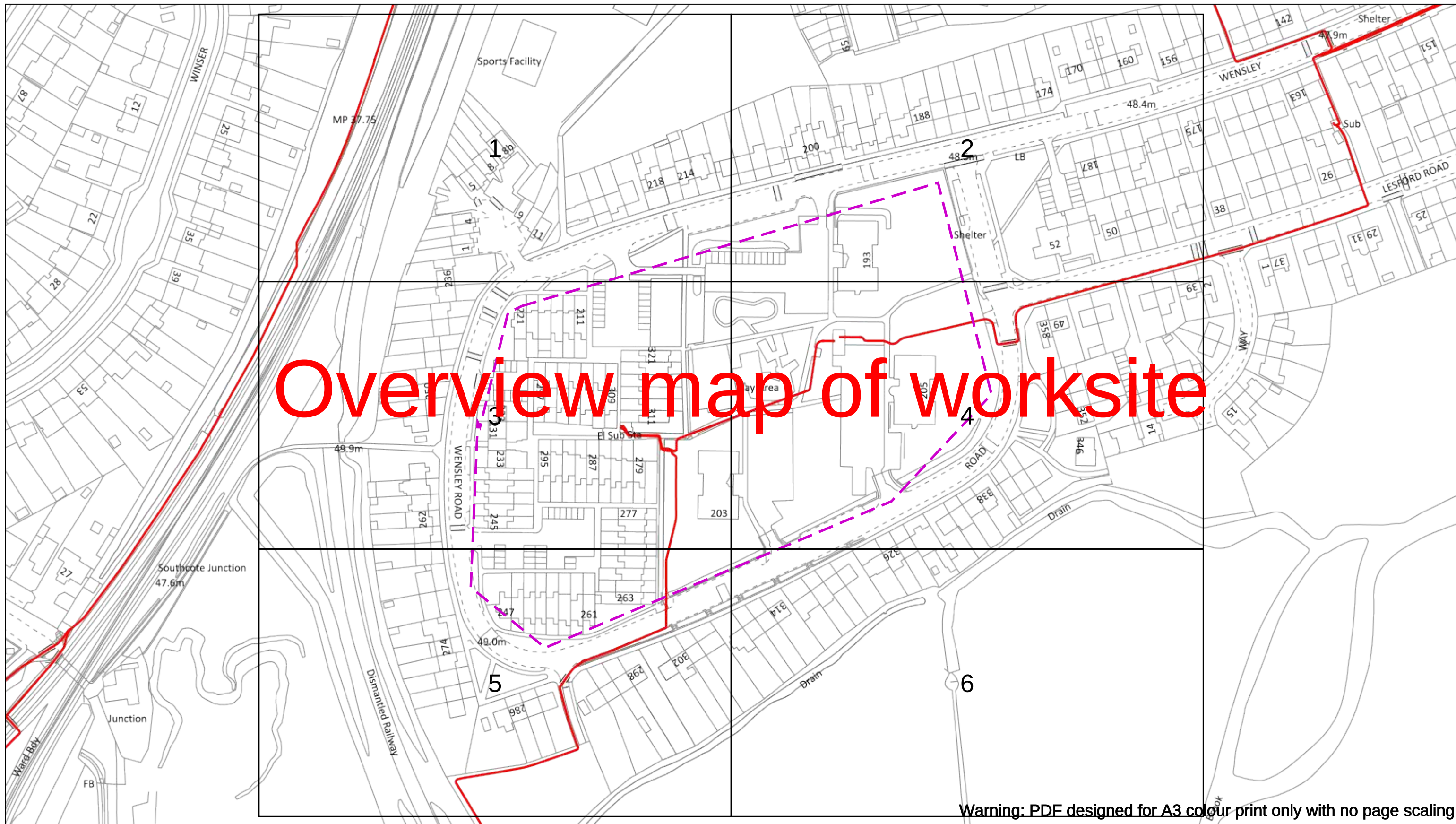
Registered Office: Inverlond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

Dig Sites Area:  Line: 

Date Requested: 05/12/2019
Job Reference: 17125068
Site Location: XY= 469954, 171915
Requested by:
Mrs Elena Pujol
Your Scheme/Reference:
Wensley Road

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)

Scale: 1:1538 (When plotted at A3)

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				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 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

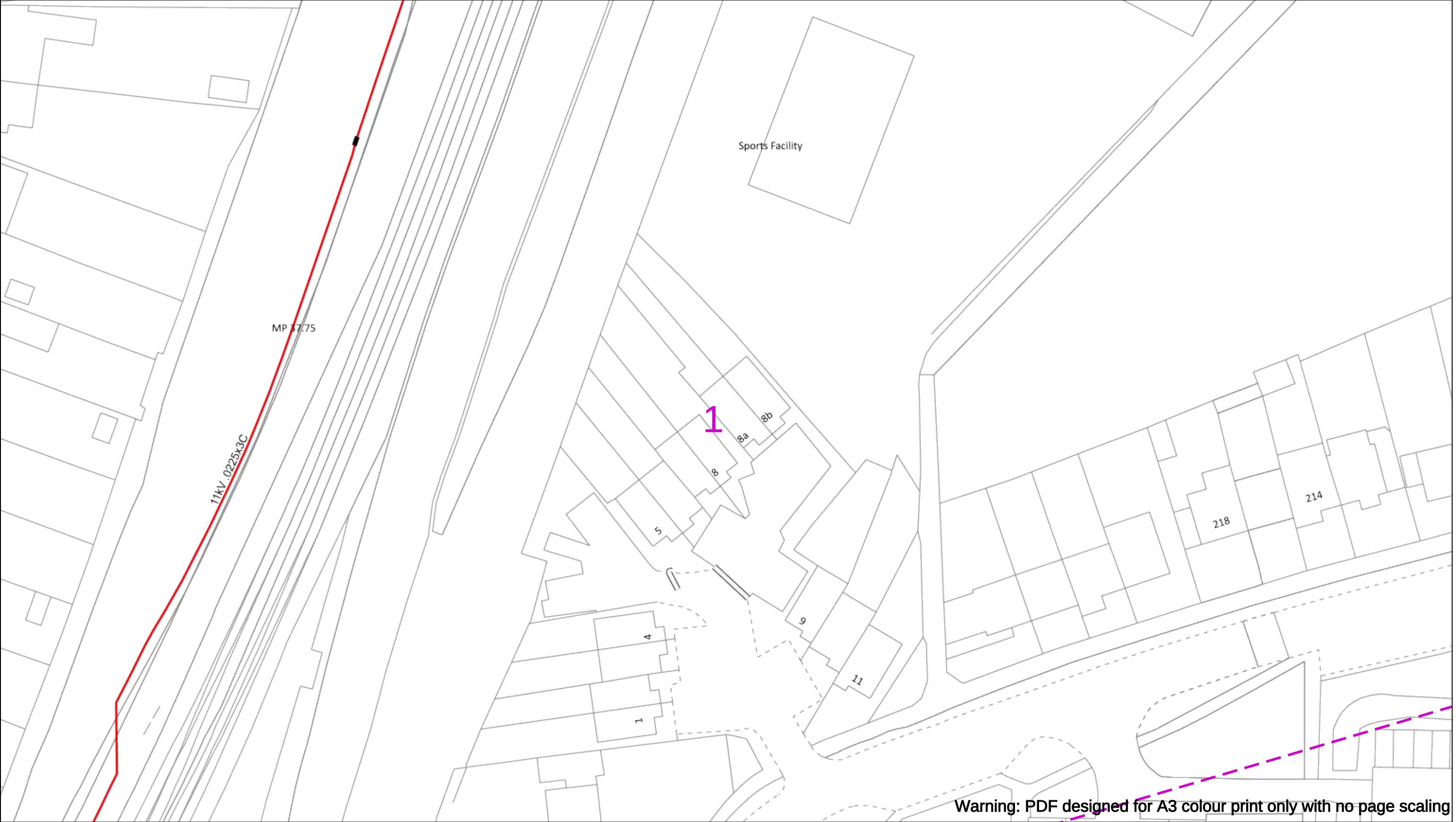


Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inveralmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered In Scotland No.SC213459

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.
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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by:
Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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			
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

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

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inverlond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

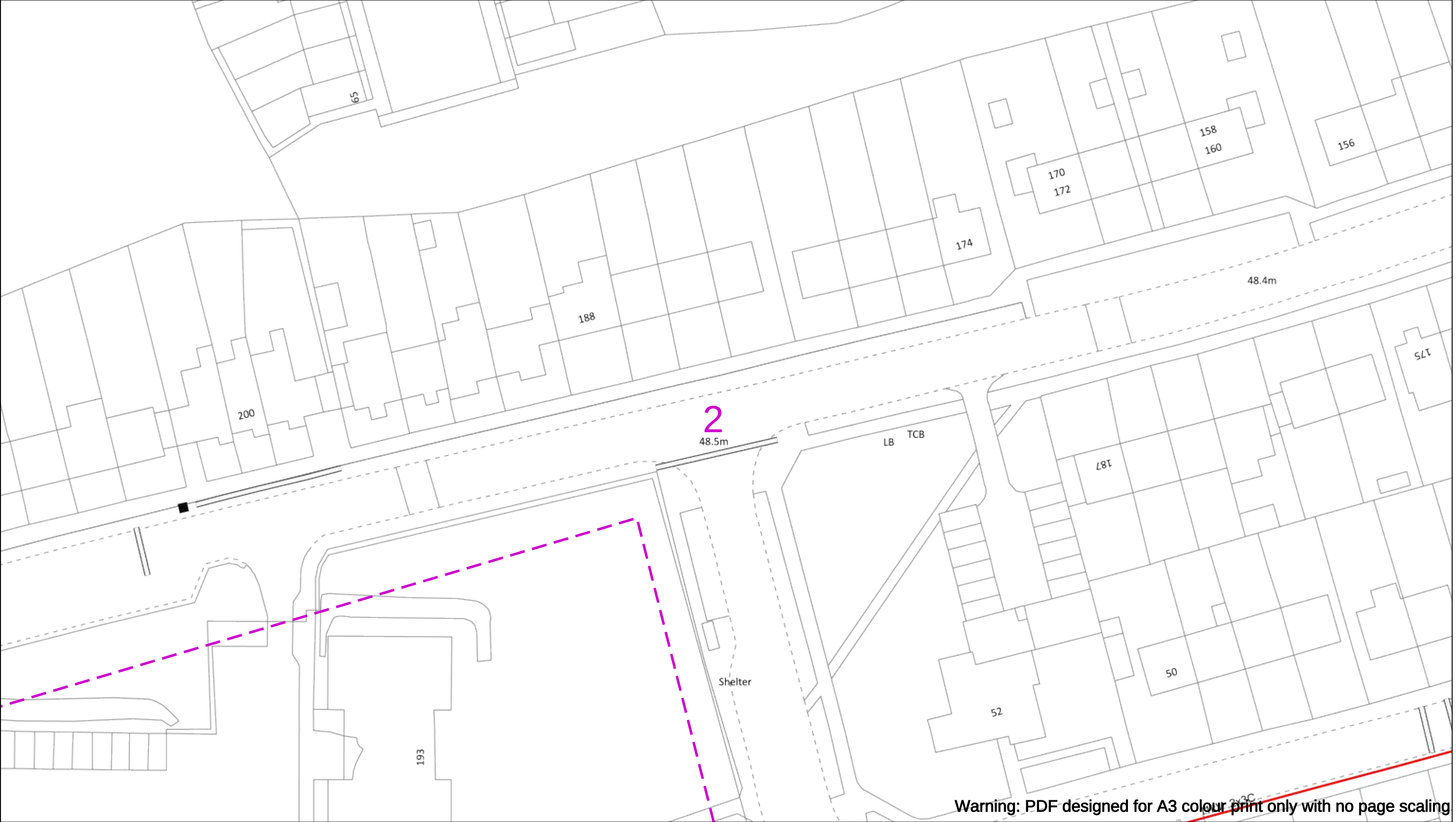
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF THE STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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			
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

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

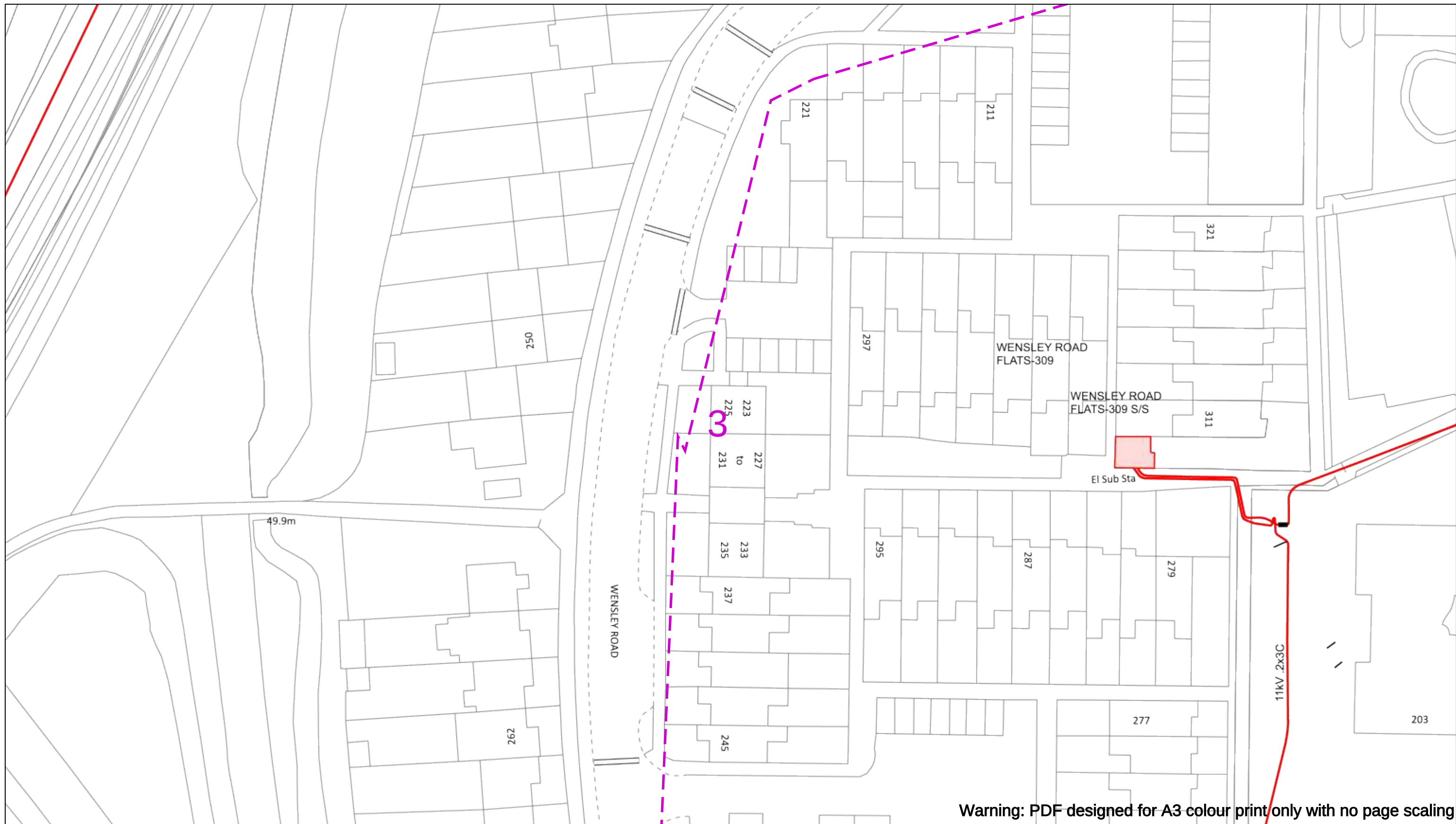
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF THE STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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



Dig Sites Area:  Line: 



Date Requested: 05/12/2019
Job Reference: 17125068
Site Location: XY= 469954, 171915
Requested by:
Mrs Elena Pujol
Your Scheme/Reference: Wensley
Road

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				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.6m
Road Crossing	0.6m	0.6m	0.75m	0.6m
Agricultural	1m	1m	1m	1m

Legend	
	Service Cable
	LV Mains
	2 – 3.3kV
	6.6kV
	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 and Southern Energy Power Distribution Ltd.
Registered Office: Inveralmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered In Scotland No.SC213459

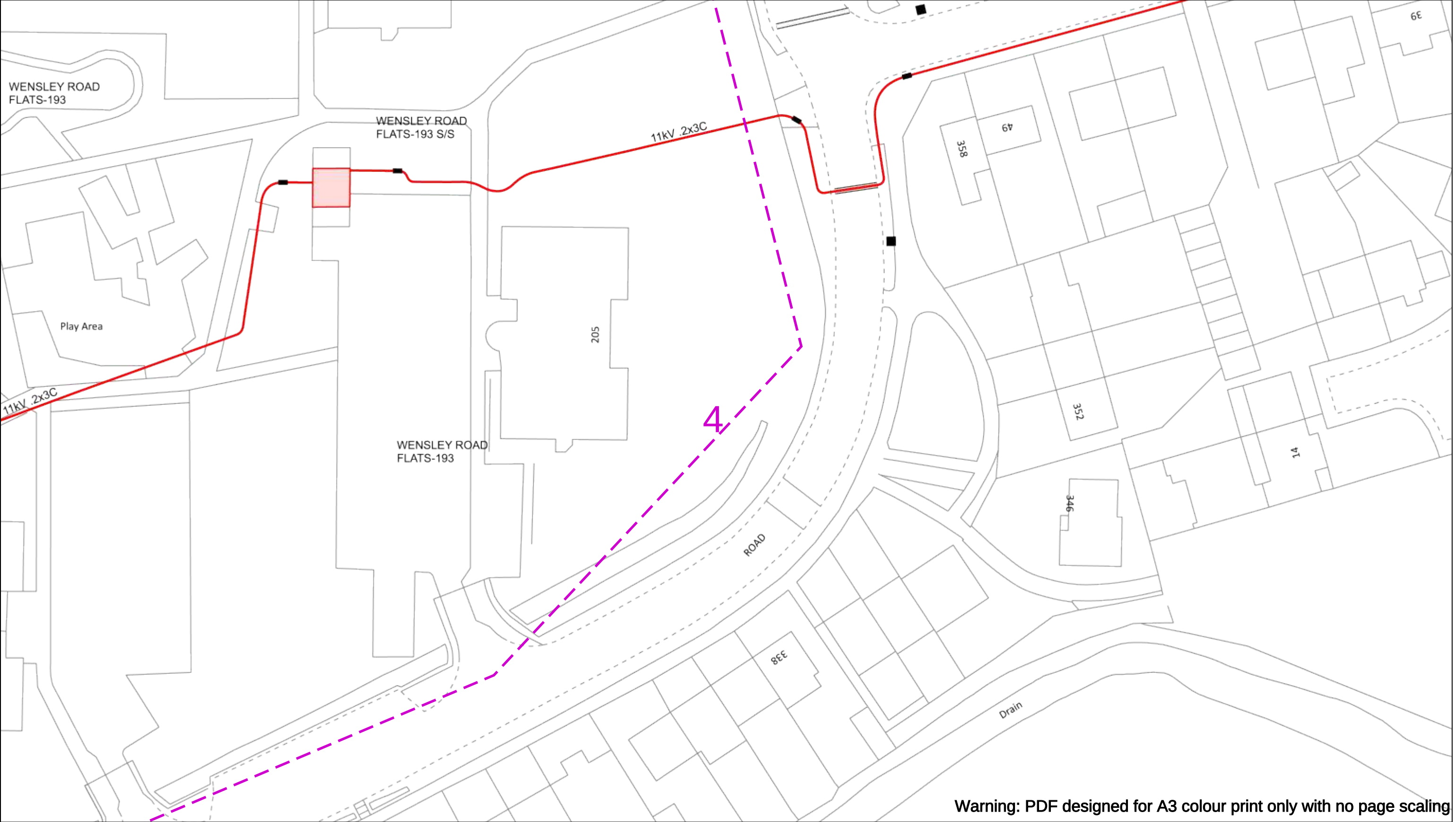
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by: Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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				
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inveralmond 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:

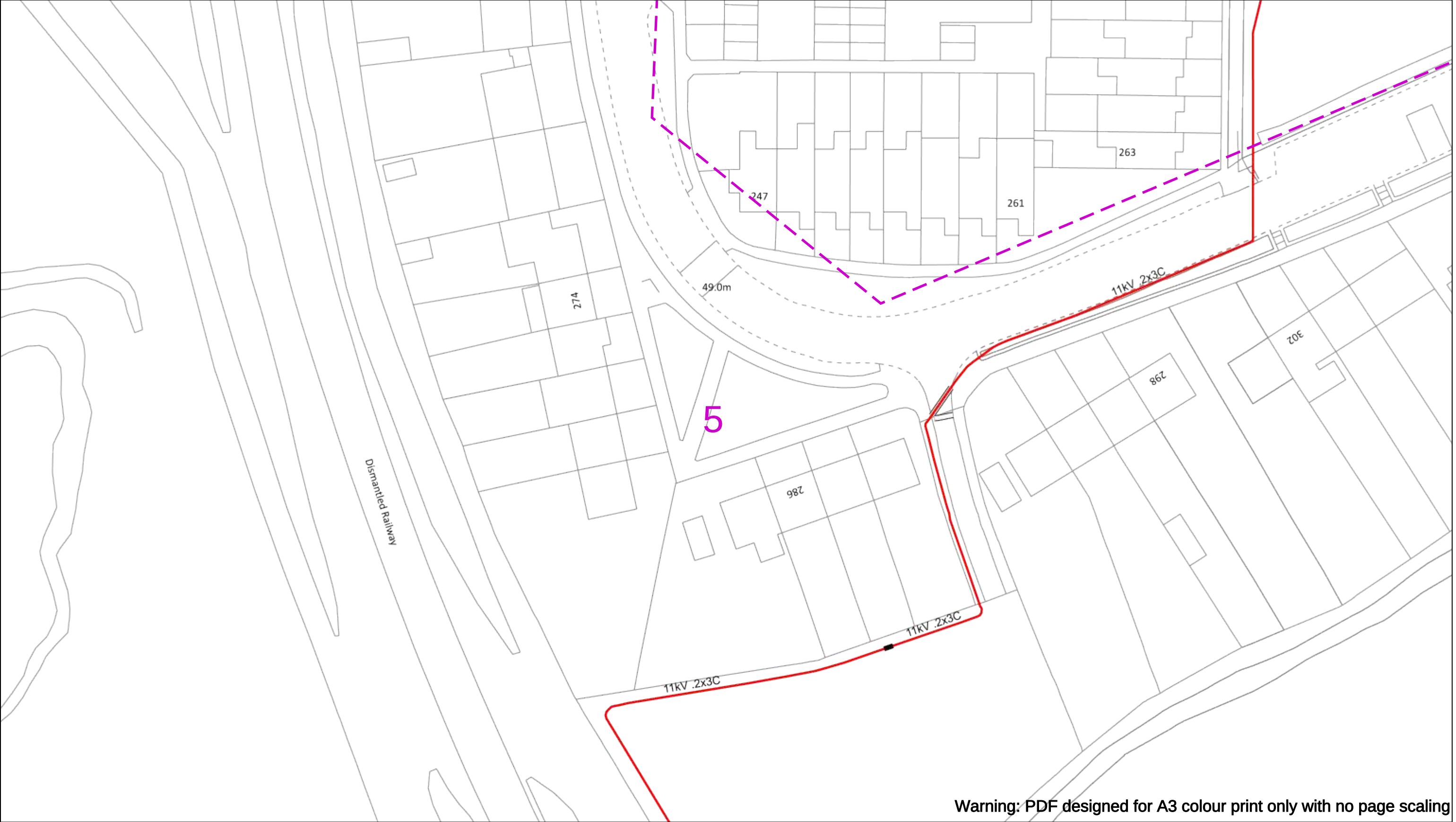
Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area: Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by:
Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

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			
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Pole, Existing Location

Pole Structure, Existing Location - Single

Pole Structure, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern
Electricity Networks

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

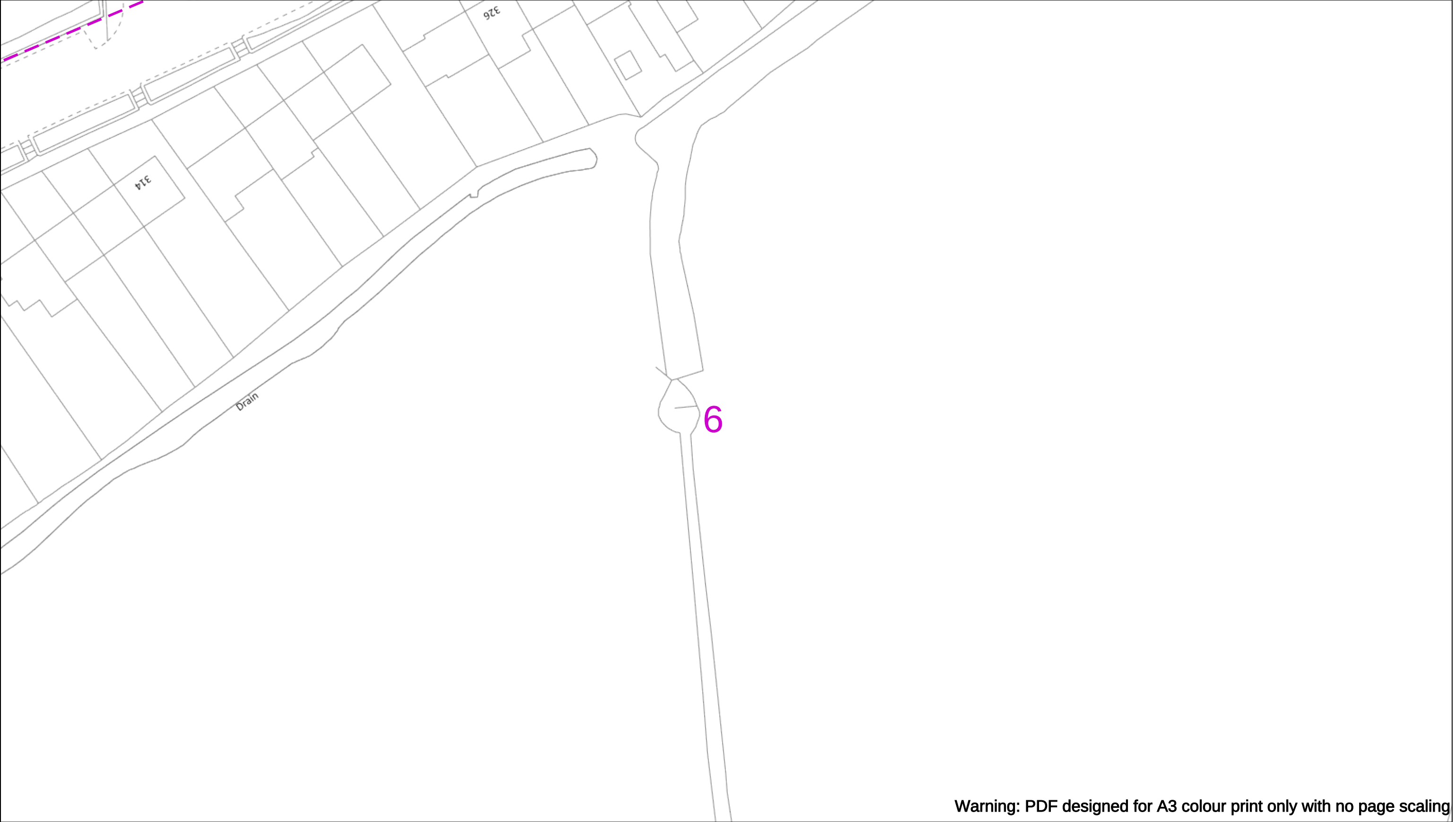
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF THE STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.



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

050m

Dig Sites

Area:

Line:

Date Requested: 05/12/2019

Job Reference: 17125068

Site Location: XY= 469954, 171915

Requested by:
Mrs Elena Pujol

Your Scheme/Reference: Wensley Road

Scale: 1:500 (When plotted at A3)

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				
	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

Legend

Service Cable

LV Mains

2 – 3.3kV

6.6kV

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

N

E

S

W

Scottish & Southern
Electricity Networks

Scottish and Southern Energy Power Distribution Ltd.

Registered Office: Inverlmond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No.SC213459

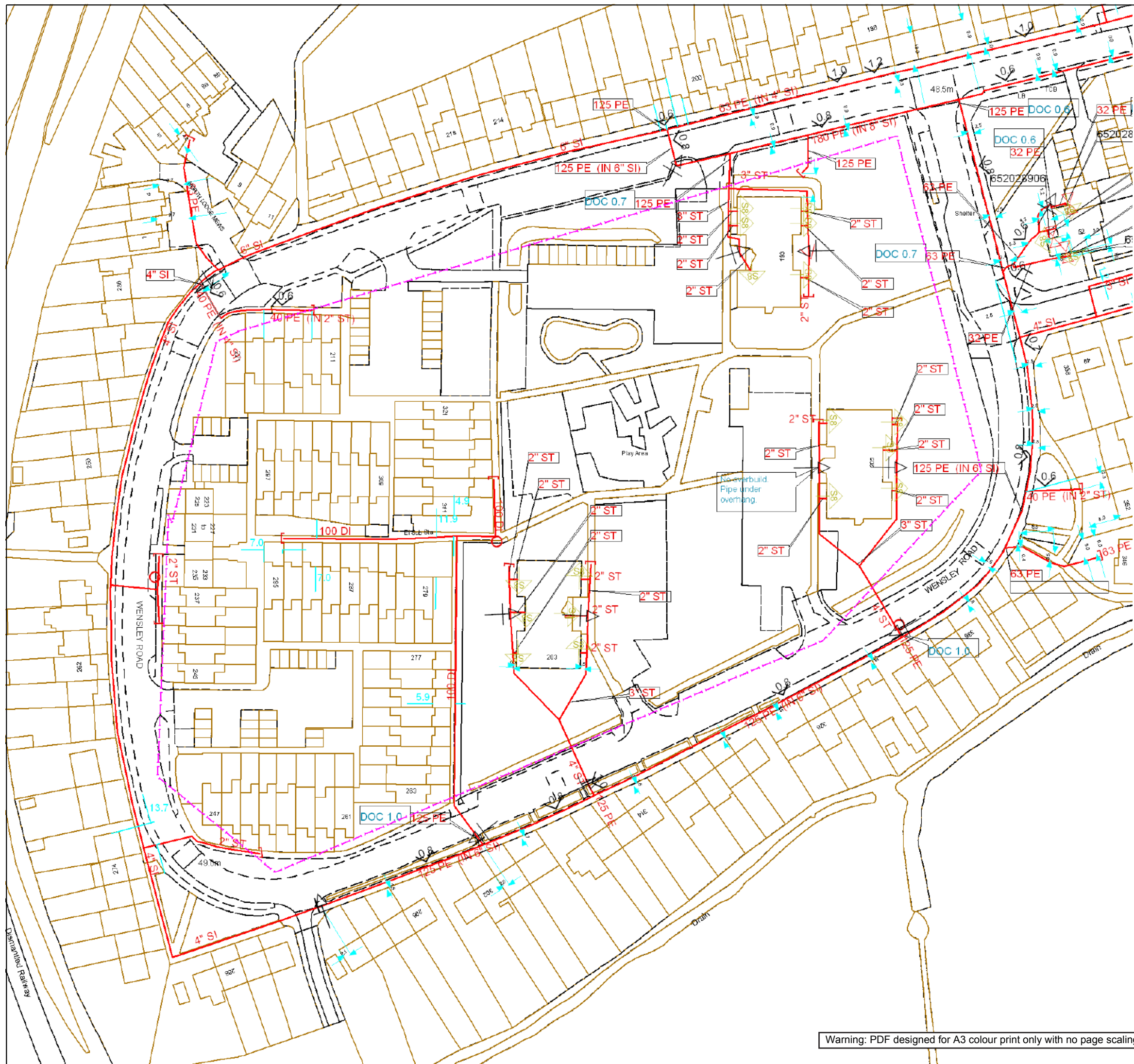
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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.

Appendix 2 – Scotia Gas Networks records



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 29/11/2019
Job Reference: 17125068
Site Location: 470028 171929
Requested by:
Mrs Elena Pujol
Your Scheme/Reference:
Wensley Road
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite: Line:

Area:



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

Appendix 3 Thames Water records

Hoare Lea LLP
Enterprise House, 11 Ferndown, Enterprise House

BOURNEMOUTH
BH22 9UN

Search address supplied 211
Wensley Road
Reading
RG1 6EE

Your reference Wensley Road

Our reference ALS/ALS Standard/2019_4124071

Search date 9 December 2019

Keeping you up-to-date

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148



www.thameswater.co.uk

Search address supplied: 211, Wensley Road, Reading, RG1 6EE

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.



For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

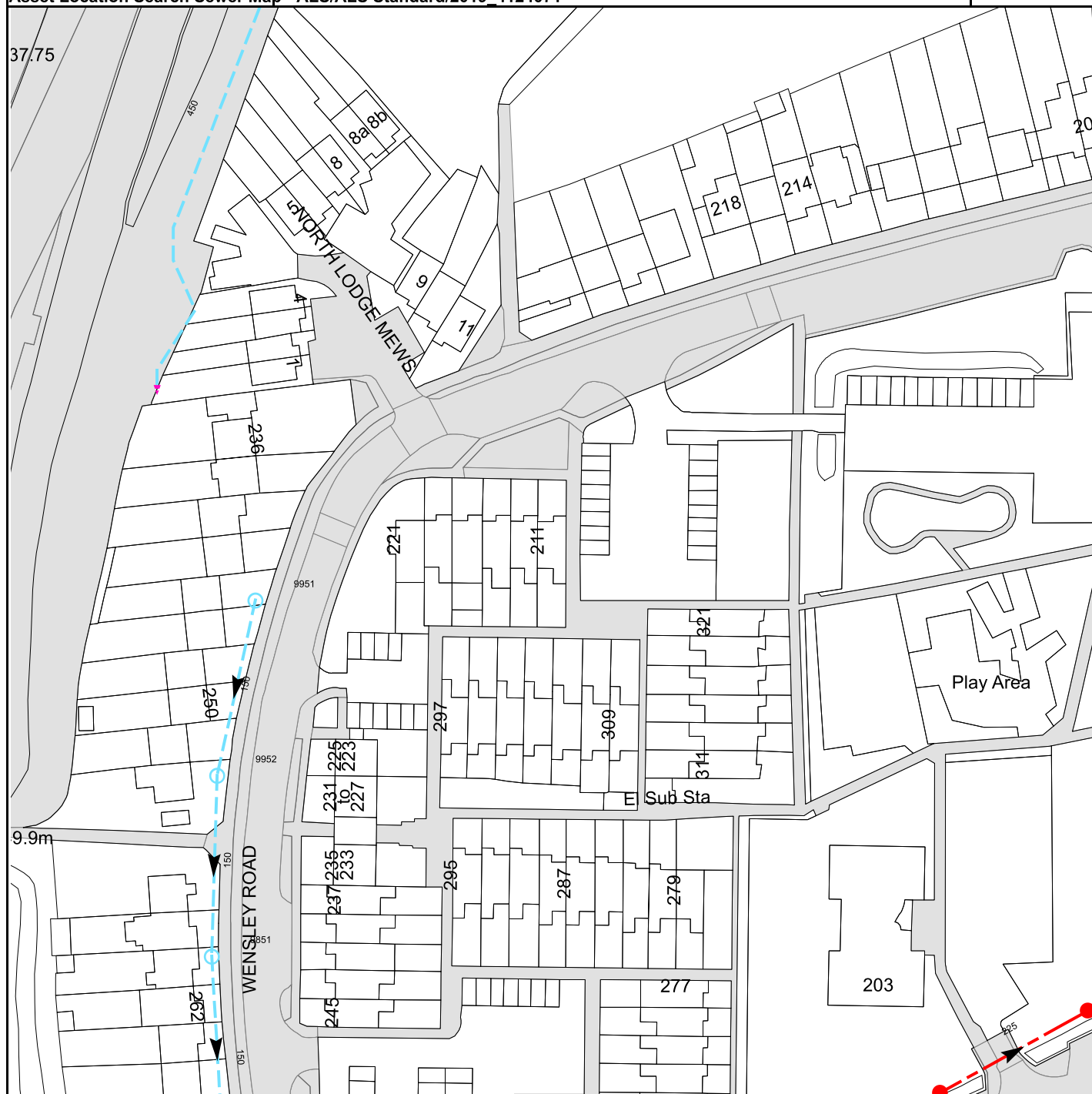
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

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



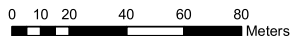
The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 469964,171968

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
9851	n/a	n/a
9952	49.49	n/a
9951	50	48.31
0803	45.32	42.8
0802	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Scale: 1:1792
Width: 500m
Printed By: G1KANAGA
Print Date: 09/12/2019
Map Centre: 469964,171968
Grid Reference: SU6971NE

Comments:

ALS/ALS Standard/2019_4124071

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
8701	40.78	38.39
9952	49.49	
7051	53.3	51.52
7102	56.71	51.78
7853	48.16	
9854	47.62	
7151	56.35	54.89
9701		
9855	45.93	
8151	55.9	54.22
7951	49.03	47.33
2102		49.25
0801	41.94	39.91
0050		
1108		51.69
0855		
1106		49.71
1907		
1105		50.19
0852	43.57	
1850	41.42	40.81
1002	48.72	46.64
1051	49.37	46.92
1003	49.31	47.05
0851	41.86	40.08
1109		53.38
0106	55.72	54.13
1201		53.95
0805		
0105		52
1101		50.8
101A		
701A		
0205	55.8	52.19
8702	39.91	37.61
7701	40.02	38.15
8704	39.46	37.73
0803	45.32	42.8
1904	45.35	42.68
711A		
1905	44.4	
111A		
011A		
701D		
701C		
981B		
711E		
881A		
191O		
191Q		
191L		
191N		
191T		
191G	42	40.22
191I	41	39.9
111D		
0804		
7101	56.38	54.63

REFERENCE	COVER LEVEL	INVERT LEVEL
9851		
7001	53.31	51.22
7852		
7152	56.69	52.06
7804	48.12	
9951	50	48.31
7851		
9852	49.52	
8101	55.94	53.94
7901	49.02	47.09
9751	44.7	42.84
0001	49.57	47.5
0850	41.93	40.6
1851	41.7	40.4
0802		
0853	45.9	43.47
1112		50.37
2050	48.4	46.86
1111		51.38
1902	44.4	41.68
1050	48.53	46.17
1104		50.36
1110		51.5
0101		51
1102		50.61
1103		53.05
1202		54.14
1906	42.12	40.16
0051		
1001		
191U		
1901	45.33	43.54
9853	48.38	46.32
8703	39.48	37.81
7702	40.74	39.2
7803	46.89	42.97
701B		
0901	44.97	42.97
1903	44.54	42.38
711B		
1950	44.57	
111B		
0854		
111C		
181B		
981C		
881B		
191R		
191P		
191K		
191M		
191S		
181C		
191H	41.8	39.8
191J	41.85	40.07
111E		
711F		



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
	Storm Relief
	Trunk Foul
	Trunk Combined
	Bio-solids (Sludge)
	Vent Pipe
	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

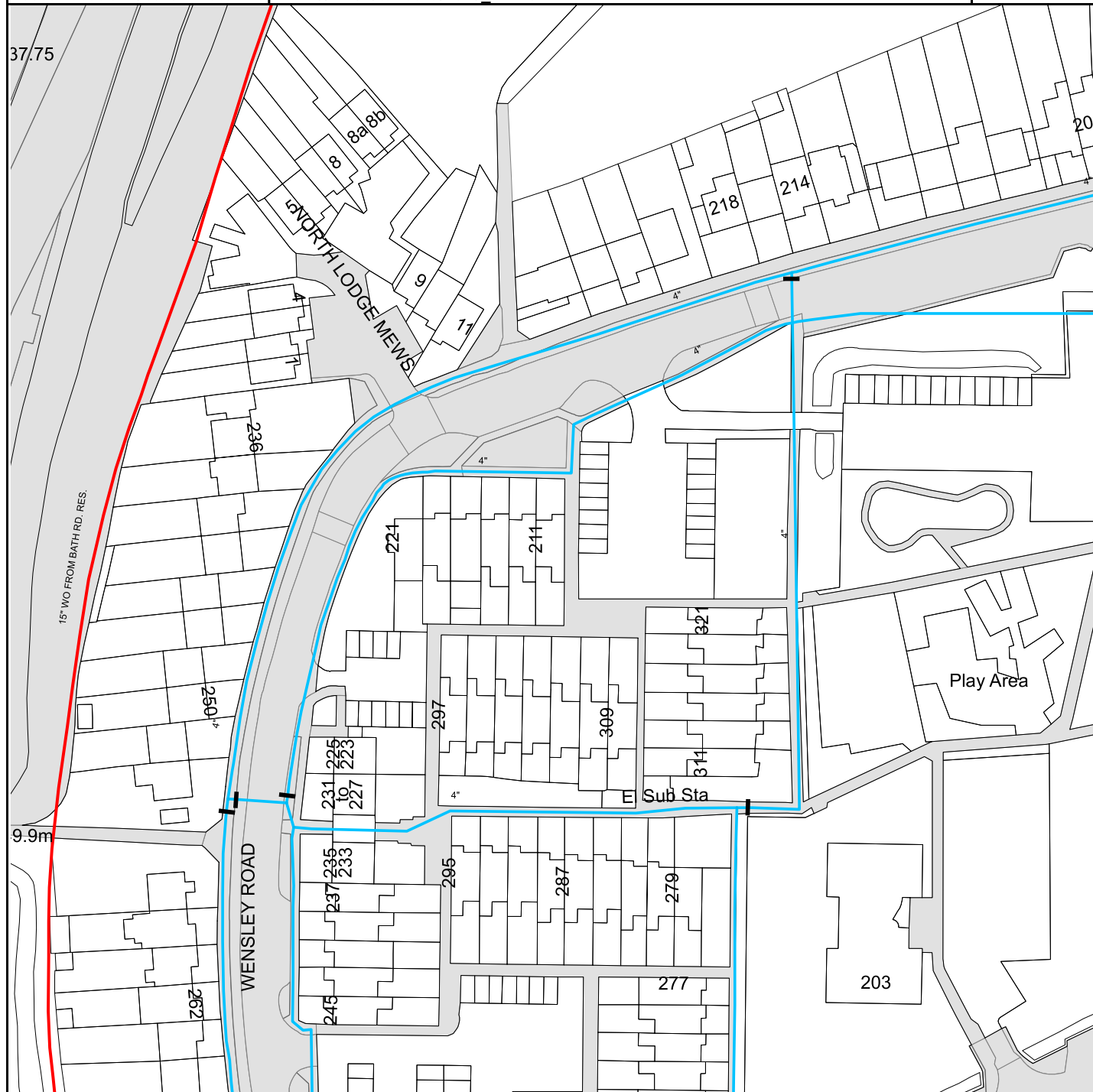
Lines denoting areas of underground surveys, etc.

	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

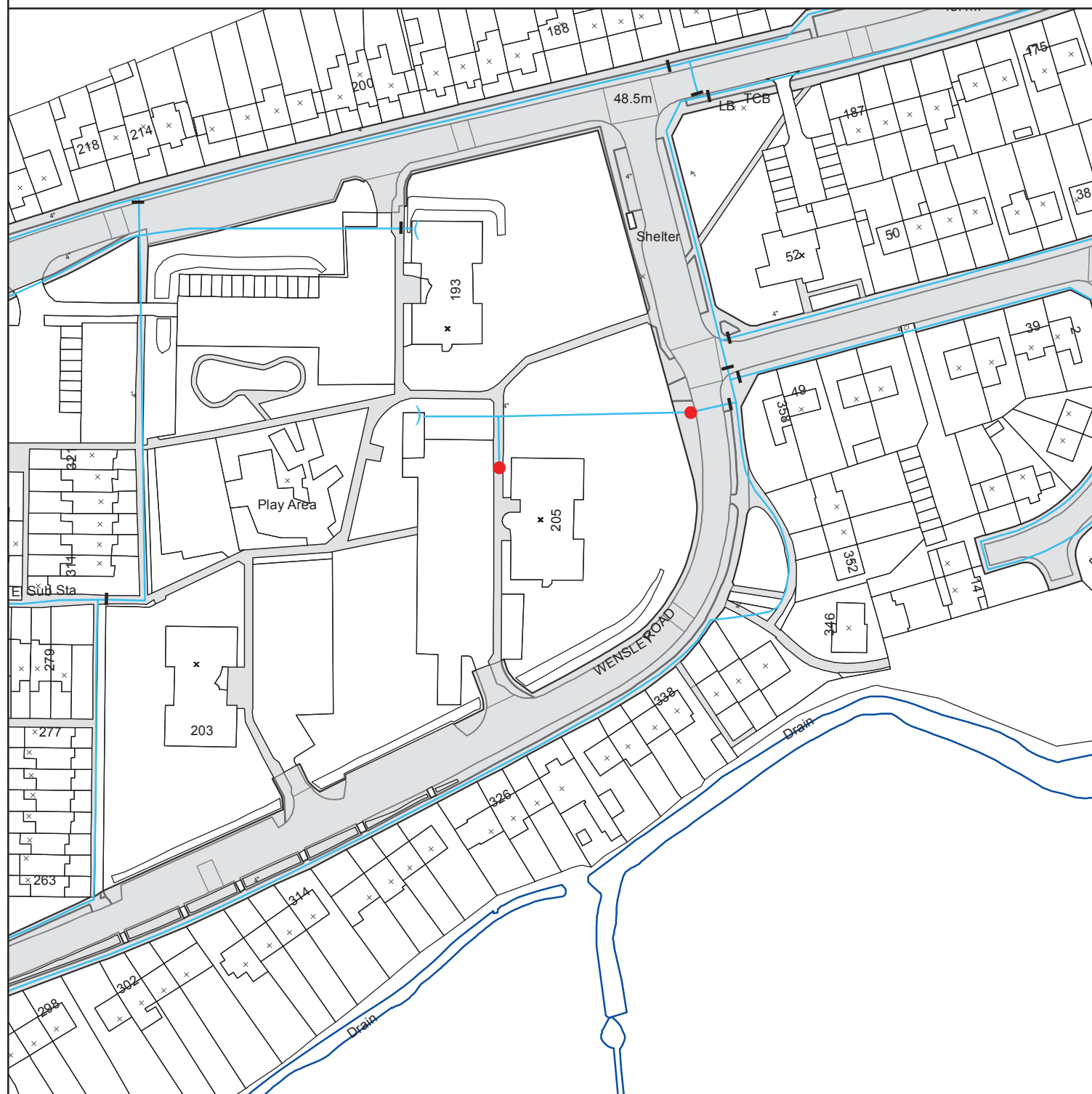
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member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



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 469964, 171968.

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.



Scale:	1:1339
Width:	265m
Printed By:	gdrakes
Print Date:	12/12/2019
Map Centre:	470108,171932
Grid Reference:	SU7071NW

Comments:



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

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

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

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

Other Symbols

- Data Logger

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

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details

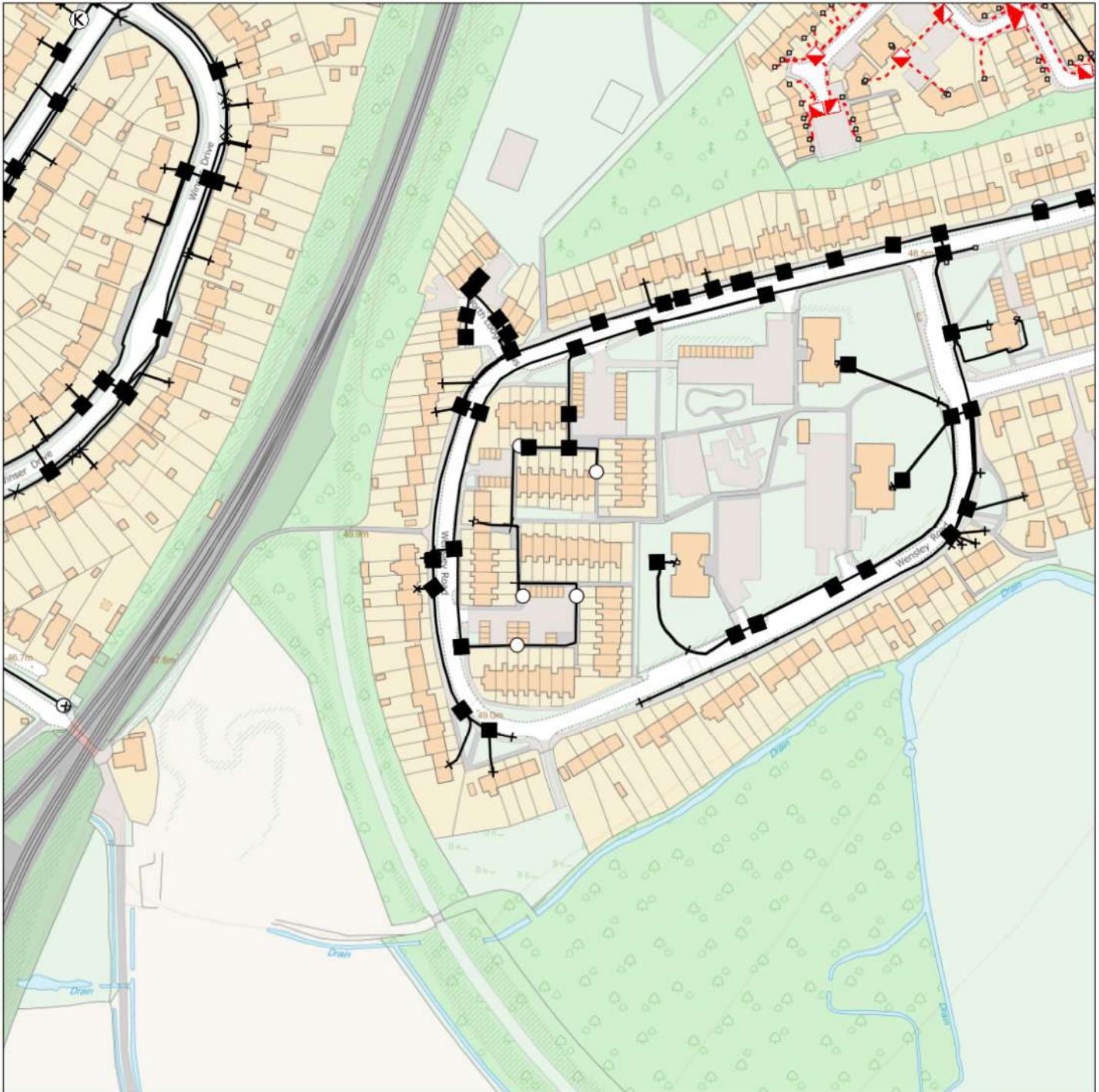
The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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

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

Appendix 4 – BT and Virgin records

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

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

BT Ref : OZN02479U

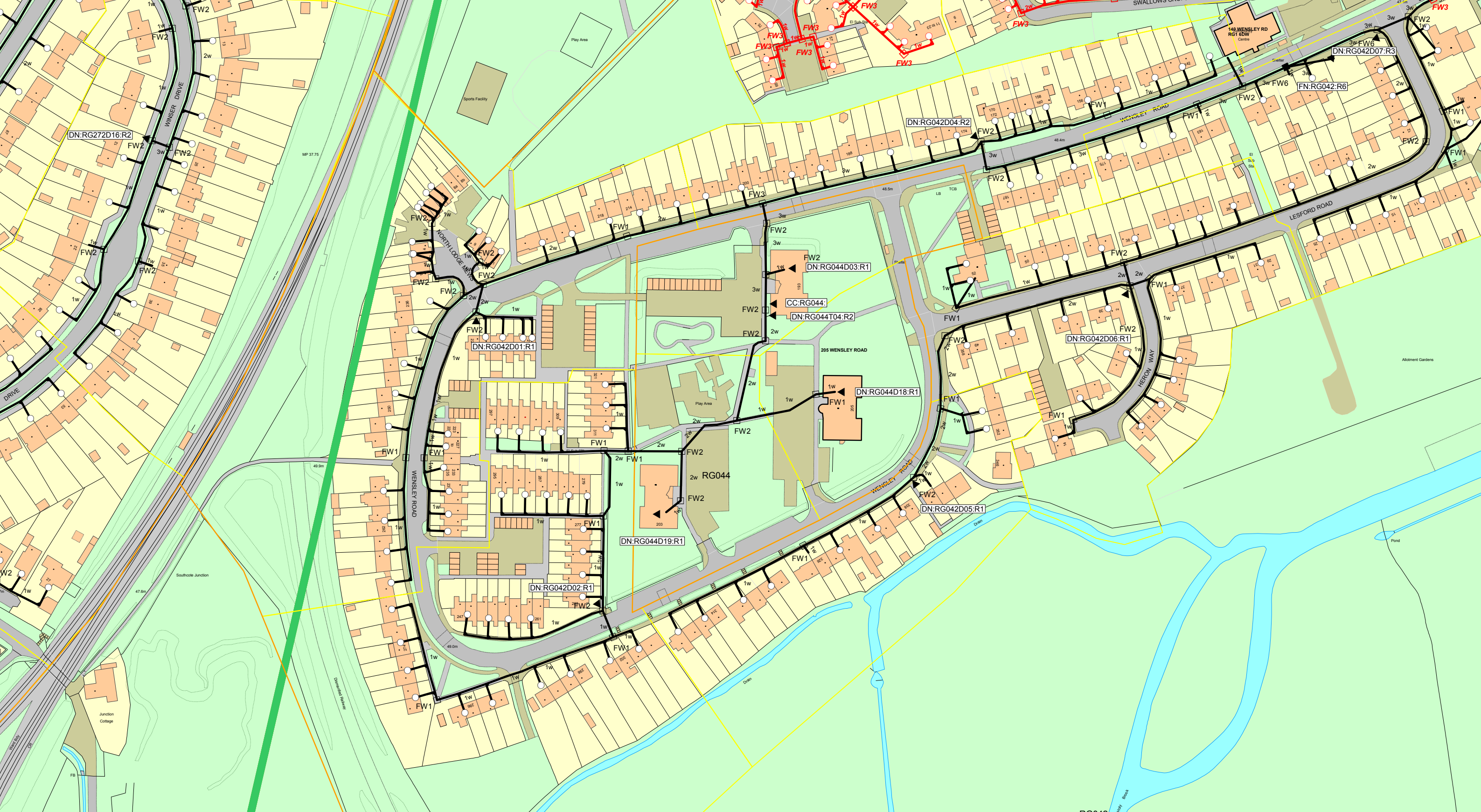
Map Reference : (centre) SU6995871907

Easting/Northing : (centre) 469958,171907

Issued : 29/11/2019 14:47:52

Reproduced from the Ordnance Survey map by BT
by permission of Ordnance Survey on behalf of the
Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

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





+44 1202 654 600

HOARELEA.COM

Enterprise House
Old School Close
Ferndown
Bournemouth
BH22 9UN
England

