

AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Utilities Statement 5038

Mulberry House
1a Eldon Road
Reading
RG1 4DJ

Document Issue Record

Project: Phase 1 Utilities Statement

Prepared for: The Faculty Limited

Reference: 5038_SWDS

Site Location: Mulberry House, 1a Eldon Road, Reading, RG1 4DJ

Proposed Development: It is understood that the development is for the construction of a block of 11 flats, with a basement level for parking.

Consultant		Date	Signature
Author	Mark Naumann	27/02/2020	
Document Check	Steven Brown		
Authorisation	Mark Naumann		

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1. Summary

- 1.1 Ambiental Environmental Assessment (AEA) has been appointed by The Faculty Limited Ltd to undertake a utilities statement to support the Planning application for proposed development at Mulberry House, 1a Eldon Road, Reading, RG1 4DJ.
- 1.2 The existing single storey dental surgery (Class D1) building known as Mulberry House has been previously demolished and proposals are for the erection of a 3 to 5 storey building and semi-open basement providing 11 (5 x 1 bed, 3x2 bed, and 3x3 bed) residential units (Use Class C3), 10 parking spaces, landscaping and associated works.
- 1.3 Initial assessments of the required utility demands for the site are required to:
 - Identify any potential difficulties in supplying the site;
 - Identify any abnormal costs associated with utilities connections
 - Provide information for initial space planning of the site.

All the relevant utility suppliers were contacted by AEA to gain information on the existing utility network.

2. Development Description and Site Area

- 2.1 The proposed development site is located at Mulberry House, 1a Eldon Road, Reading, RG1 4DJ. (Figure 1).

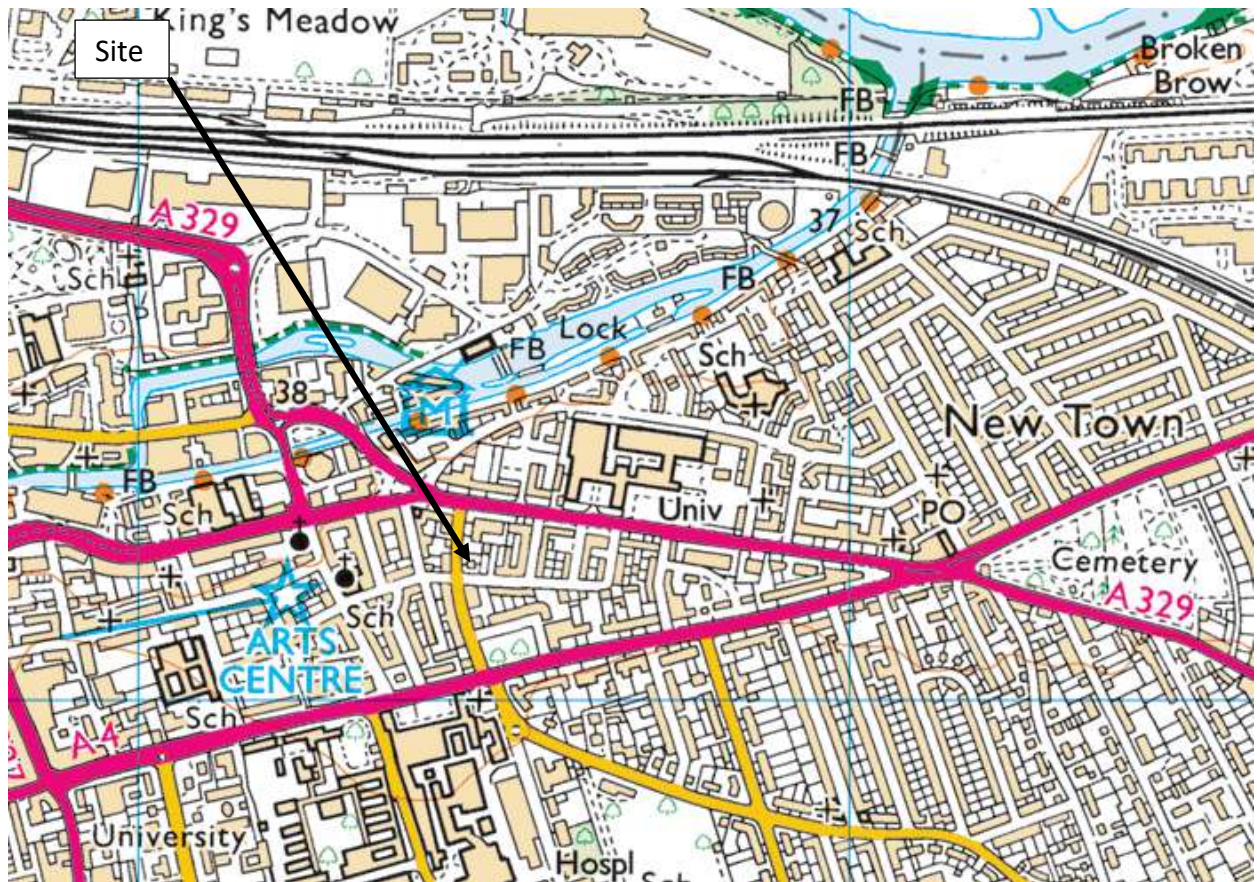


Figure 1 Location Map, identifying the location of the proposed development (Source: OS)

- 2.2 The proposed development site comprises a single storey building and associated car-parking / lawn located on the east side of Eldon Road, close to the junction with Kings Road (to the north). Immediately to the north of the building is Hanover House, a part-five, part-seven storey 'L' shaped building located on the junction of Kings Road and Eldon Road.
- 2.3 The existing single storey dental surgery (Class D1) building known as Mulberry House has been previously demolished and proposals are for the erection of a 3 to 5 storey building and semi-open basement providing 11 (5 x 1 bed, 3x2 bed, and 3x3 bed) residential units (Use Class C3), 10 parking spaces, landscaping and associated works as shown in Figure 2 below.



Figure 2: Proposed basement and ground site layouts

3. Utilities Infrastructure site constraints

- 3.1 A utilities search was commissioned in February 2020. The responses to the search results in two conditions:
- 3.2 **Affected** - Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.
- 3.3 **Not Affected** - Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.
- 3.4 **A full set of affected plans are included in Appendix I**
- 3.5 Plans and information have been received and the **Affected** utilities are listed below:

Utility	Category	Date Issued
Environment Agency	Environmental Agency	20 February 2020
LinesearchbeforeUdig	Other	20 February 2020
Openreach - [British Telecommunications]	Telecom	20 February 2020
Reading Borough Council	Council	20 February 2020
Scottish and Southern Electricity	Telecom, Gas, Electric, Water, Sewerage, Steam	20 February 2020
SGN - (Southern Gas Networks)	Gas	20 February 2020
Thames Water	Water, Sewerage	20 February 2020
Utility Assets	Electric	20 February 2020
Verizon	Telecom	20 February 2020
Virgin Media	Telecom	20 February 2020
Vodafone	Telecom	20 February 2020

3.6 Additional companies **Not Affected** contacted are as follows:

Utility	Category	Date Issued
C.A. Telecom UK - [Colt Technology Services]	Telecom	20 February 2020
CityFibre	Telecom	20 February 2020
GTC	Telecom, Gas, Electric, Water	20 February 2020
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan]	Telecom	20 February 2020
Last Mile	Gas, Electric	20 February 2020
Network Rail	Rail	20 February 2020
SKY Telecommunications Services	Telecom	20 February 2020
Telent - [TeliaSonera]	Telecom	20 February 2020
Zayo Group UK Ltd c/o JSM Group Ltd	Telecom	20 February 2020

4. Affected Services

4.1 Environment Agency

The Environment Agency sent a standard reply. There are no main rivers close to the site, and therefore there are no Environment Agency maintained or operated flood defences or other structures close to the site.

4.2 Linesearch - Before you Dig

Standard response highlighting that SGN, Scottish and Southern Electricity Networks and Zayo Group UK Ltd c/o JSM Group Ltd apparatus could be affected by the proposals. Zayo Group have responded separately to state they are unaffected by the proposals. SGN and Scottish and Southern Electricity Networks have responded and this is discussed later in this report.

4.3 Openreach BT

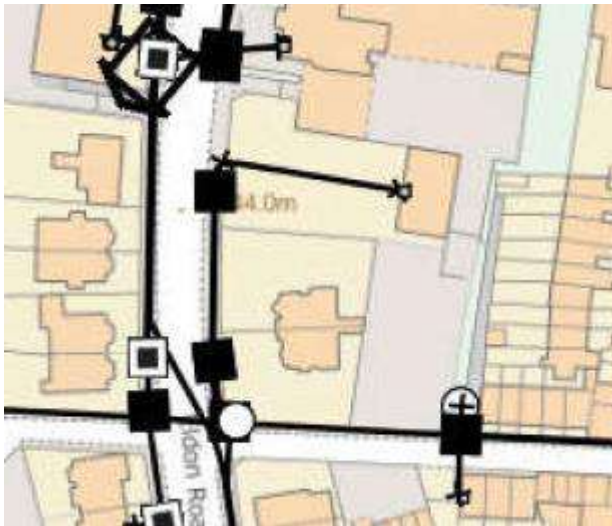


Figure 3: BT services extract

BT services are shown located on the east side of the site serving the existing building and this would potentially be affected by proposed basement construction. A junction box is shown outside the site boundary to the west of the site with the service running south from there to a collection of apparatus at the junction of Eldon Road and Eldon Terrace. Connections to the BT network.

There are no developer's costs anticipated for the supply of suitable Tele-communications services to the site since the service providers supply all the material items needed to build and install the BT Openreach network on site free of charge (excluding modular footway boxes) and arrange to have them delivered direct to the site.

4.4 Reading Borough Council

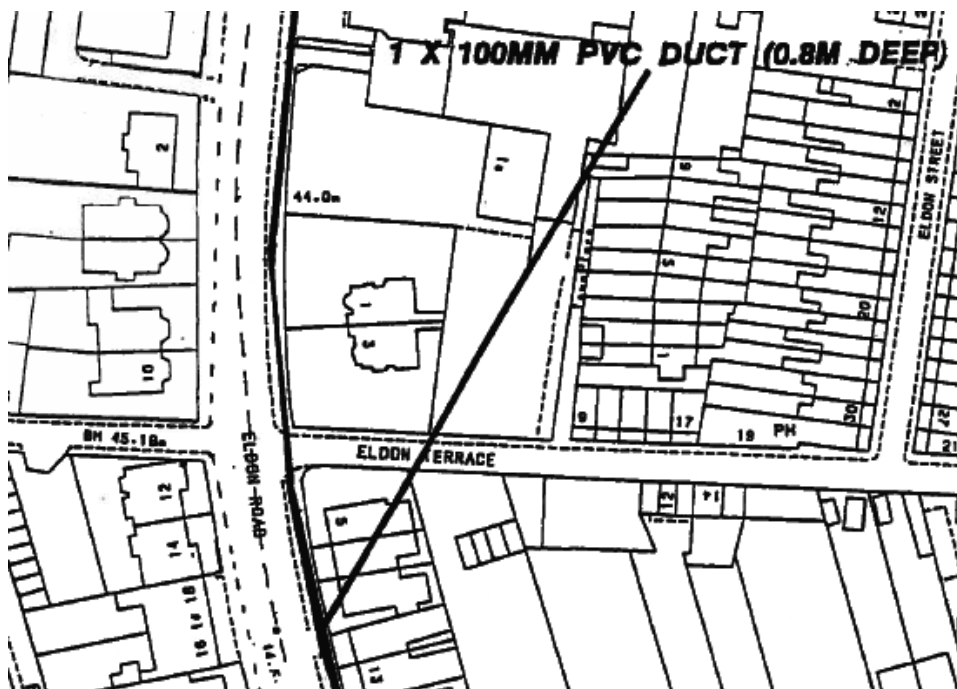


Figure 4: Reading Borough Council service extract

Reading Borough Council have a 100mm PVC duct shown located within the footpath on the west side of the site boundary. It is not expected to be affected by the proposals unless a construction site access is provided in this location. Services in the footpath would need to be protected accordingly.

4.5 Scottish and Southern Electricity



Figure 5: SSE LV service extract

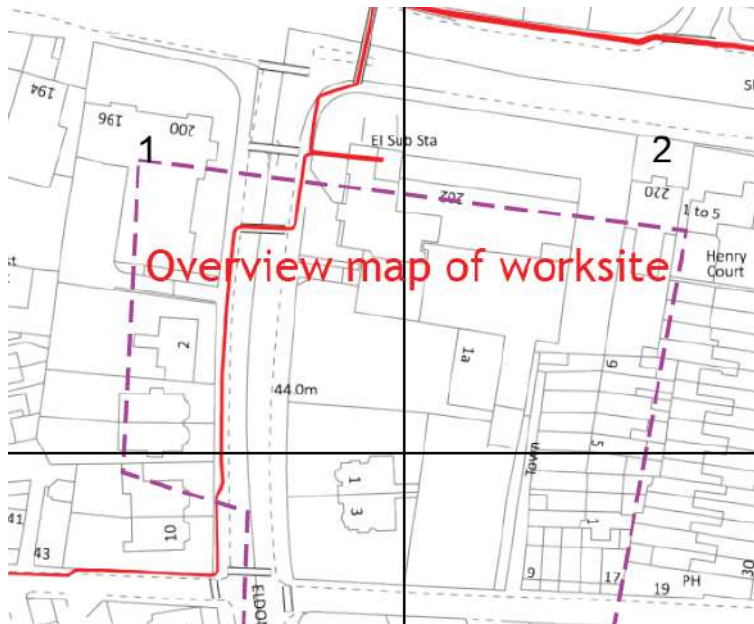


Figure 6: SSE HV service extract

SSE show a LV main cable runs north/south along the east side of Eldon Road. A service feed is shown running from the LV cable on the east side of Eldon Road to the west boundary of the proposed development site. A duct is shown from the site boundary to the existing building on site. An HV cable is also shown on the east side of Eldon Road crossing to the Substation positioned at the north extent of Hanover House. Hanover House is sited directly north of the development site.

As there is an increase in development on site a new connection from the existing sub station may be required if the existing branch connection is not sufficient to serve the development. Feasibility of this can be confirmed with SSE.

4.6 SGN

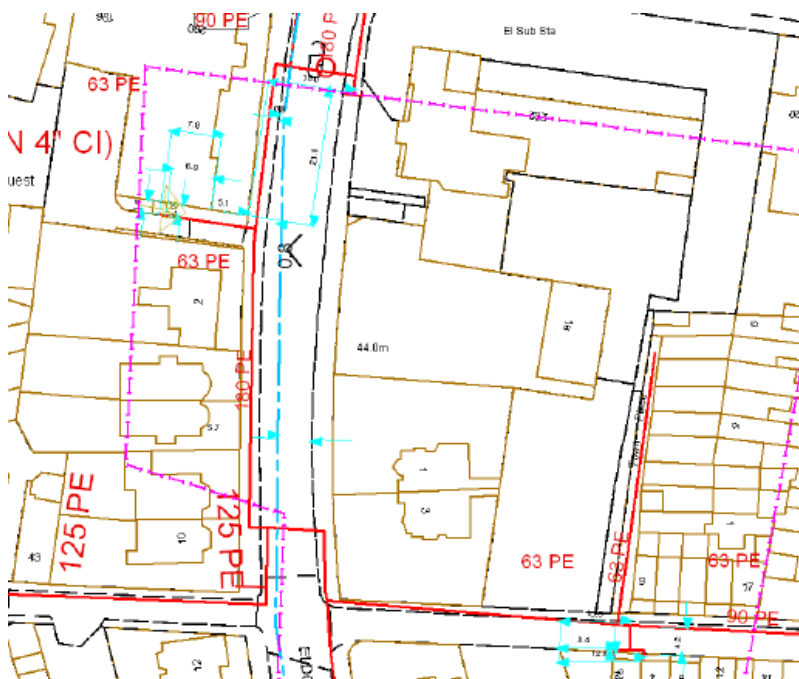


Figure 7: SGN Service extract

SGN show gas services located to the west and south of the site that could be used to service the development. The pipe adjacent to the southern boundary is shown as a 63PE main and is located in the footpath adjacent to the access to Hanover House. A 180PE main is shown on the west side of Eldon Road at the west of the site and may prove to be a more suitable location and main to serve the site. Feasibility of this can be confirmed with SGN.

4.7 Thames Water



Figure 8: Thames Water Sewer service extract



Figure 9: Thames Water Water Main service extract

Thames Water show sewers located in Eldon road to the west of the site and Eldon Terrace to the south but no Thames Water assets are shown on site. An appropriate point of connection would be to reuse any existing connection from the existing property if current capacity is confirmed to be adequate. If the existing supply is not adequate, the network may need to be reinforced. The foul sewer shown in Eldon Road to the

west of the proposed development is shown at 750mm diameter upstream of the site and therefore maybe better suited for a new connection. As the development is for more than 3 units a new manhole would likely be needed at the connection location as defined in Sewers For Adoption. Any new connections to the Thames Water network for additional offsite flow should be confirmed with Thames Water prior to commencement.

Thames Water show 4" water mains (blue) located in Eldon Road to the west of the site and Eldon Terrace to the south. Additionally a 18" truck main is shown with Eldon Road in the east footpath outside the site boundary. No Thames Water assets are shown on site. It is unknown where the existing water supply to the existing building is location and from where it is served. The development could potentially reuse the existing pipe if the network can handle the capacity. If the existing supply is not adequate, the network may need to be reinforced. Any new connections to the Thames Water network for additional potable water demand should be confirmed with Thames Water prior to commencement.

4.8 Utility Assets

Utility Assets have provided a generic response:

"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity."

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

4.9 Verizon

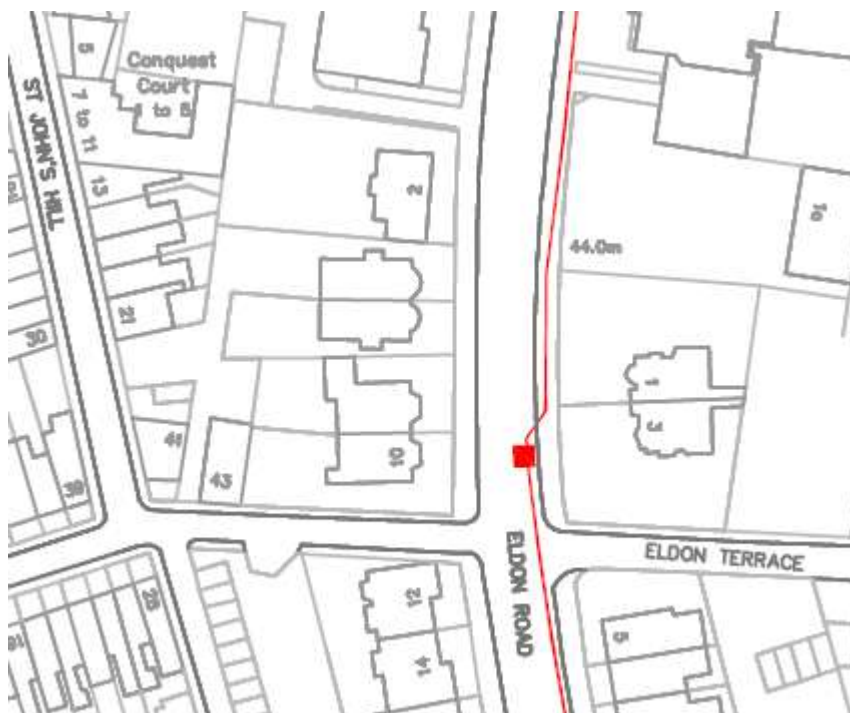


Figure 10: Verizon Service extract

Verizon have provided mapping which shows VZB Backbone duct within the east footpath of Eldon Road located in the footpath adjacent to the site west boundary. It is not expected to be affected by the proposals unless a construction site access is provided in this location. Services in the footpath would need to be protected accordingly.

4.10 Virgin Media



Figure 11: Virgin Media service extract

Virgin Media have provided mapping which shows ducting within the east footpath of Eldon Road and in the north footpath of Eldon terrace. It is not expected to be affected by the proposals unless a construction site access is provided in the southern location. Services in the footpath would need to be protected accordingly although this is the main site access for Hanover House so may already be sufficiently protected. It is envisioned a new service could be laid within the east footpath of Eldon road to provide a supply to the proposed development is required. Any new service provisions should be agreed with Virgin Media.

4.11 Vodafone



Figure 12: Vodafone service extract

Vodafone have provided mapping which shows ducting within Eldon Road. It is not expected to be affected by the proposals if the duct is positioned in the road as shown.

5. Conclusion

- 5.1 This Utility Statement summarises information obtained from various service providers as background information to support a Planning application for proposed development at Mulberry House, 1a Eldon Road, Reading, RG1 4DJ
- 5.2 The existing single storey dental surgery (Class D1) building known as Mulberry House has been previously demolished and proposals are for the erection of a 3 to 5 storey building and semi-open basement providing 11 (5 x 1 bed, 3x2 bed, and 3x3 bed) residential units (Use Class C3), 10 parking spaces, landscaping and associated works as shown in Figure 2 below.
- 5.3 The site is currently served by water, electricity, and telecom services as well as Foul Sewerage. No information regarding the existing on site services has been assessed as part of this report.
- 5.4 There are utility considerations that may need to be addressed at detailed design stage:
- 1) As there is an increase in development on site a new electric connection from the existing sub station may be required if the existing branch connection is not sufficient to serve the development. Feasibility of this can be confirmed with SSE.
 - 2) The SGN gas feed to the new development should be confirmed if the existing connection is not sufficient to serve the proposed development.
 - 3) It is unknown where the existing water supply to the existing building is location and from where it is served. The development could potentially reuse the existing pipe if the network can handle the capacity. If the existing supply is not adequate, the network may need to be reinforced.
 - 4) As foul sewerage flow from the site is to be increased a new connection offsite may be necessary. The foul sewer shown in Eldon Road to the west of the proposed development is shown at 750mm diameter upstream of the site and therefore maybe better suited for a new connection. Any new connections to the Thames Water network for additional offsite flow should be confirmed with Thames Water prior to commencement.
- 5.5 Storm water can be managed on site to infiltrate as outlined within Ambiental document 5038_SWDS.

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Appendix I - Affected service plans

Prepared for: **Landmark Information Group Ltd**

Practitioner: Atkins

Order Number: 233659946_1

Site Name: Site off Eldon Road, Reading

Date of Order: 07 February 2020

Date of Issue: 20 February 2020

Thank you for using our Utilities Report Service.

This report has been completed in accordance with the standards defined under Survey Category D of PAS128, a Publicly Available Specification for underground utility detection, verification and location published by the British Standards Institution.

Positional accuracy of plant is not guaranteed from information presented in a desktop search alone and the location of underground utilities should be verified through other means prior to breaking ground.

Information relating to the presence of Radio Frequency Identification Devices (RFIDs) has been requested from relevant utility companies or taken from mapping systems where available.

Utility companies who have not responded to enquiries are referenced on the enclosed Status Report accordingly. Their response will be chased and forwarded on for a period of up to four working weeks. Whilst we cannot guarantee that a utility company will respond to our enquiries, we endeavour to obtain responses from those that have not responded.

Any responses contained within this report have been obtained between the start date of the order and the date of issue.

If you want to discuss your report further with us please contact Landmark Customer Services.

Site off Eldon Road, Reading

RG1 4DJ

OSGR: 472480,173210

Date Requested: 07 February 2020

Client Reference:

233659946_1

Affected Utilities We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Late Response Issue Date	Notes
Environment Agency	Environmental Agency	20 February 2020		See response.
LinesearchbeforeUdig	Other	20 February 2020		Scottish and Southern Electricity, SGN - (Southern Gas Networks), Zayo Group UK Ltd c/o JSM Group Ltd - identified as affected. See separate responses.
Openreach - [British Telecommunications]	Telecom	20 February 2020		
Reading Borough Council	Council	20 February 2020		
Scottish and Southern Electricity	Telecom, Gas, Electric, Water, Sewerage, Steam	20 February 2020		
SGN - (Southern Gas Networks)	Gas	20 February 2020		
Thames Water	Water, Sewerage	20 February 2020		
Utility Assets	Electric	20 February 2020		See response.
Verizon	Telecom	20 February 2020		
Virgin Media	Telecom	20 February 2020		
Vodafone	Telecom	20 February 2020		See response.

Not Affected Utilities We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom	20 February 2020		
CityFibre	Telecom	20 February 2020		
GTC	Telecom, Gas, Electric, Water	20 February 2020		
Instalcom - [CenturyLink, Global Crossing, Fibernet & Fiberspan]	Telecom	20 February 2020		
Last Mile	Gas, Electric	20 February 2020		
Network Rail	Rail	20 February 2020		
SKY Telecommunications Services	Telecom	20 February 2020		
Telent - [TeliaSonera]	Telecom	20 February 2020		
Zayo Group UK Ltd c/o JSM Group Ltd	Telecom	20 February 2020		

Checked and Validated By TT

Date 20 February 2020

Definition of Terms

Affected - Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

No Response Received - At the date of sending the report no response has been received from the utility supplier.

Not Affected - Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

Utilities Report

Our Reference:	LM / 83279	Checked by:	ShP
Site Name:	Site off Eldon Road, Reading	Site size (ha):	0.29

Overview of Site



Map Scale:	1:1500
Defining Coordinates (& postcodes):	472486 173200,472509 173227,472446 173207,472447 173234,472499 173166 RG1 4DJ,RG1 4JJ,RG1 4DH,RG1 4NH,RG1 4DN

Note:Utility asset information has been requested for the whole area demarcated by the red boundary.

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 12 February 2020 16:58
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020

To whom it may concern,

You may need an environmental permit if you intend to carry out work in, under, over or near to a main river flood or sea defence. You can find more information about this at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Although the Environment Agency is classed as a statutory undertaker for certain purposes, we do not generally have plant equipment or pipelines situated in the public highway.

We have drafted this reply without conducting a specific search of our records. We ask that you make the necessary checks and if you have reason to think that your proposal will affect land or equipment which we own or is close to a watercourse as defined above, please resubmit your enquiry making this clear in your reply.

Best Regards

Jonathan

From: requests.utilitysolutions@atkinsglobal.com
[mailto:requests.utilitysolutions@atkinsglobal.com]
Sent: 10 February 2020 06:30
Cc: requests.utilitysolutions@atkinsglobal.com
Subject: Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020

Our Reference: 83279
Site Name: Site off Eldon Road, Reading
Works Description: Building Works - High Rise
Site Grid References: 472486 173200,472509 173227,472446 173207,472447 173234,472499 173166

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Standard notice [not for use with Special Data, Personal Data or unlicensed 3rd party rights]



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- internal use for any purpose, or offering a product or service based on the Information for indirect commercial advantage, by an organisation that is primarily engaged in trade, commerce or a profession.

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 10 February 2020 15:41
To: Utility Solutions GDC Requests
Cc: UK OSP-Team
Subject: RE: [E] Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020
Attachments: C2 Yes Letter.doc; Su7273sw.pdf; Su7273se.pdf

CHECKED

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) does have apparatus in the areas concerned.

Please see attached location map/maps

If you have any further queries please do not hesitate to call.

Yours faithfully

Plant Protection Officer (GB) E.mail osp-team@uk.verizon.com

From: requests.utilitysolutions@atkinsglobal.com [mailto:requests.utilitysolutions@atkinsglobal.com]
Sent: 10 February 2020 06:30
Cc: requests.utilitysolutions@atkinsglobal.com
Subject: [E] Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020

Our Reference: 83279

Site Name: Site off Eldon Road, Reading

Works Description: Building Works - High Rise

Site Grid References: 472486 173200,472509 173227,472446 173207,472447 173234,472499 173166

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.



Verizon
Outside Plant Infrastructure Dept,
Room 3.31
2-6 St Pancras Way
London
NW1 0QG
United Kingdom
Tel: +44 (0) 20 7984 2654
Fax: +44 (0) 20 7984 2632
E-M: osp-team@uk.verizon.com

Dear Sir/Madam,

C2 Plant Enquiry

We have reviewed your proposed plan and have enclosed maps of the areas in which Verizon (Formally known as MCI WorldCom, MFS) has apparatus in the area concerned. Please note these maps are for approximate location only. To determine the exact location a trial hole must be dug using extreme caution.

Where U/G plant is affected and requires rerouting; you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to email osp-team@uk.verizon.com. These should be returned to you within 30 working days on receipt of your request.

If you have any further queries, please do not hesitate to call us on the above numbers.

Yours faithfully

Plant Protection Officer (GB)

C3 Budget Estimates Controller

Verizon
Room 3.31
2-6 St Pancras Way
Camden
London
NW1 0QG
Tel: +44 (0) 20 7984 2654
Fax: +44 (0) 20 7984 2632

Please Note. To enable us to process your enquiry as quickly as possible, please ensure that you include a post code and/or an Ordnance Survey Grid Reference. Chambers may also be marked as MCI, W-Com, MFS. Thank you for your co-operation

CHECKED



Our Ref: 17662124 Your Ref: LM 83279/SaK

Monday, 10 February 2020

Christina Elliott
500 Park Avenue Aztec West
Almondsbury
Bristol
BS32 4RZ

Dear Christina Elliott

Thank you for your enquiry dated Monday, 10 February 2020

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

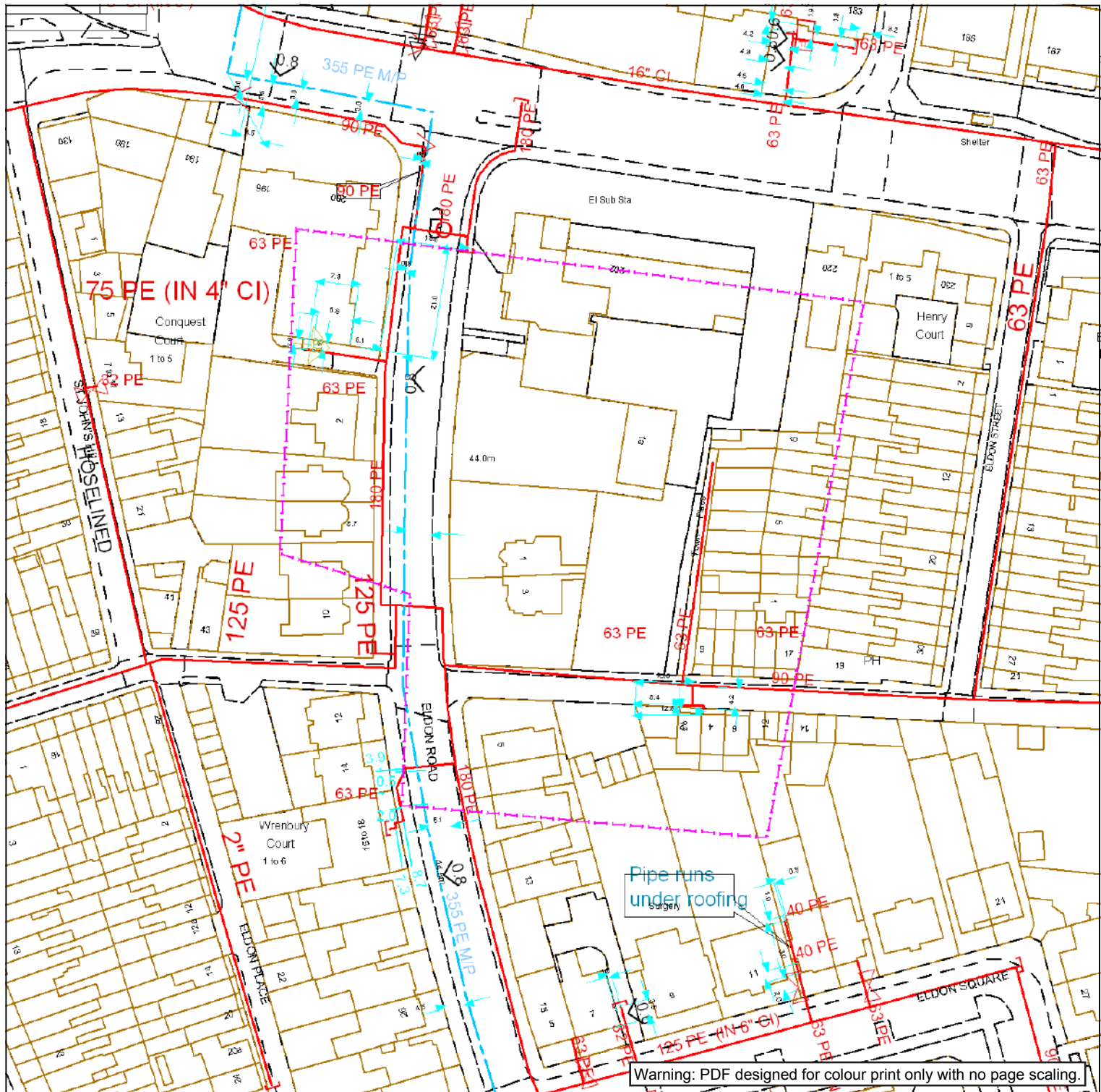
It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ
Authorised and regulated by the Financial Conduct Authority



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



Contact Us

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

Area:

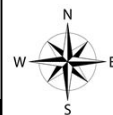
LAS

GTs

SSSIs

Diameter Change

Material Change



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



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

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

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

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

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

Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
					LP MAINS	
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE		MP MAINS	
					IP MAINS	
					LHP MAINS	
					HISTORY DATA	
					SSSI	
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT		CONTACT ZONE	
						LTS



SGN

Your gas. Our network.

Dig safely

Measures to avoid injury
and damage to gas pipes



The following protective and precautionary measures MUST be taken when working in the vicinity of gas mains and services.

It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, eg HS(G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place.

To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site.

HS(G)47 outlines best practice that should be followed to ensure you work safely:

1. Plan the work, obtain maps.
2. Detecting, identifying and marking underground services.
3. Safe excavation and safe digging practices.

In addition to the requirements under the Health and Safety At Work etc. Act 1974 to prevent injuries to employees and others (not employed), it is an offence under regulation 15 of the Pipelines Safety Regulations 1996 to cause damage to a pipeline (which includes gas mains and services as well as higher pressure pipelines) so as to give rise to a danger to persons.

You MUST make sure that current full colour copies of our maps are issued to all relevant personnel on site and they're aware of the presence and location of our gas mains and services prior to any excavation.

In a gas emergency

If you cause a gas leak or suspect a main or service pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- **Ask people to move away from the area of the gas escape.**
- **Call 0800 111 999 immediately.**

1. **Don't attempt to repair the escape or stop the leakage.**
2. **As gas may enter buildings, ask people in the surrounding premises to leave until it's safe for them to return.**
3. **Stop anyone going near the immediate vicinity of the gas escape.**
4. **Prohibit smoking and extinguish all naked flames.**
5. **Don't use mobile phones or other ignition sources.**
6. **Assist our representatives and other emergency services such as the police, ambulance, and fire service as requested.**

Additional reference material

- SGN guidance for Safe Working in the Vicinity of Pipelines & Associated Installations operating >7barg. Applicable for HP only.
- HS(G)47 **Avoiding Danger from Underground Services** available from hse.gov.uk
- NJUG **Utilities Guidance on Positioning and Colour Coding of Apparatus** available from njug.org.uk





Making an enquiry for gas mains or services maps

Please visit our **Dig safely** pages on sgn.co.uk for plant protection information and links to our online mapping system and other associated information and guidance.

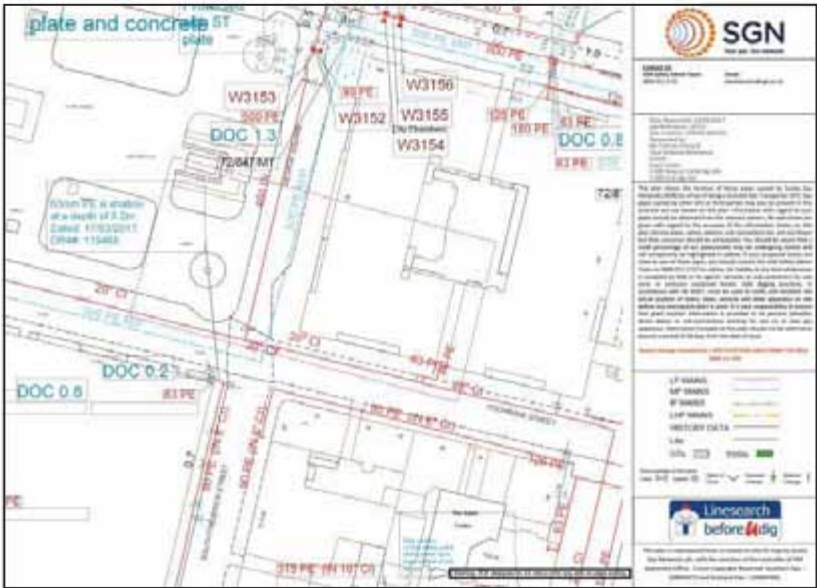
Our simple and easy to use online mapping system is available 24/7, 365 days a year.

You'll need to register/log in and provide a few details about your site location and the work you'll be carrying out. We'll respond immediately by email.

What you're likely to be sent

You'll be sent an email with a map. This will be an extract from our gas mains record, showing your site and any of our gas pipes as well as relevant safety information.

We always send out safety information, however we may forward your enquiry on to a local plant protection officer or a pipelines engineer to make direct contact with you depending on the work location.



Example of a gas map

Note: Service pipes are not shown on our maps

When working near our gas mains and services

Safe system of work

To satisfy ourselves that work in the vicinity of our gas mains is being carried out safely, we may ask for a copy of your risk assessment and/or method statement paperwork.

Where work falls under the Construction (Design and Management) Regulations 2015 reference to our gas mains and services **MUST** be made within your site Health and Safety file.

Financial

Every reasonable precaution **MUST** be taken to avoid personal injury or damage to our gas network at all times.

If we incur any costs to repair direct or consequential damage or divert any gas main or service, you'll be recharged in full.

HSE

Any damage to our gas mains or services will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996, and the Pipelines Safety Regulations 1996.

Minimum safe working distances

Depending on the activity being undertaken and the gas mains or services you are working within the vicinity of, there are different safe distances that **MUST** be adhered to. SGN plant protection officers or pipeline engineers will inform you of these if required.

Surface boxes and manholes

Do not bury or move our surface boxes. Free access **MUST** be maintained during and after your work. No manhole cover or other structure can be built over, around or under a gas main, and no work is to be carried out that results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Adequate protection, approved by us, **MUST** be applied for any deep excavations in the vicinity of our gas mains and services that may affect its security and integrity. Ground movement around gas mains **MUST** be prevented. We **MUST** be contacted if a sewer trench or any other water authority is to be constructed at greater than 1.5 metres depth near a buried gas main or service pipe. You **MUST** give us detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classification of the area concerned.



Crossing our mains or services

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our gas mains is prohibited unless specifically agreed protective measures (ie the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned. You **MUST NOT** carry out any work in servitudes/easements without our prior written consent.

Exposed plant

Where excavations in the vicinity of our gas mains affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact, restraints and thrust blocks, and supports **MUST NOT** be removed without our agreement.

Hot work

One of our representatives should be present when welding or other hot work involving naked flames is being carried out near our gas mains, as there's potential for heat damage to plastic pipeline/coatings.

Backfilling

Concrete backfill should not be placed closer than 300mm to our mains. No concrete or hard material should be placed under or adjacent to any of our gas mains. Shuttering **MUST** be constructed to maintain the stated clearances and prevent fresh concrete encasing our mains or services. Material used for backfill around our gas mains **MUST** conform to the following:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620:2002.
- It **MUST NOT** contain any sharp particles (stones, bricks, lumps or corrosive materials).
- Foamed concrete **MUST NOT** be used.
- It **MUST** be laid to a minimum depth of 250mm above the crown of the gas main.

Note: Power ramming **MUST NOT** take place until a 300mm hand rammed layer has been completed over the crown of the main.

Access

Free access to our sites, mains and services, including temporary structures and spoil heaps **MUST** be available at all times.





Mechanical excavation

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from the confirmed location of our gas mains and services shown on our gas maps without prior agreement:

Type of mains and services	Gas map identification	Hand excavation required inside	Pipe pressure indication shown on map
Low Pressure (LP)	0 – 75mbar	0.5 metres	
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	
High Pressure (HP)	Above 7 bar	You must seek approval from us prior to any work	

Major accident hazard pipelines

High pressure pipeline

No work is to take place near an HP pipeline until it is agreed with us. After agreement and before any work does take place, the location of our pipeline **MUST** be marked up and its position confirmed by digging trial holes with our personnel in attendance.



Pipeline markers

High pressure

We will be involved in any work taking place near high pressure pipelines. We will provide you with additional information that you **MUST** familiarise yourself with before carrying out any work.

The default method of excavating near high pressure gas pipelines MUST always be by hand.



Wind turbines

The UK Onshore Pipelines Operations Association (UKOPA) has identified the appropriate exclusion zone (distance from the base of the wind turbine mast to the edge of the pipeline) as 1.5 times the turbine height. Contact MUST be made with us during the planning stages of a wind turbine or wind farm.



Tree planting

If trees or shrubs are to be planted in the vicinity of our gas mains and services, the selection of tree or shrub type and how it's planted **MUST** be considered carefully. This is to avoid root damage to buried mains or services, and to ensure our subsequent excavations for main repair and maintenance won't damage the trees or shrubs.

Written approval from us **MUST** be obtained before any tree planting is carried out on a servitude/easement. Any approval we grant to plant trees

The following trees and those of similar size (deciduous or evergreen) **MUST NOT** be planted within 6m of the centre line of the main: ash, beech, birch, most conifers, elm, maple, lime, horse chestnut, oak, and sycamore. Apple and pear trees are also included in this category.

Dwarf apple stocks may be planted up to 3m of the centre line of the main.



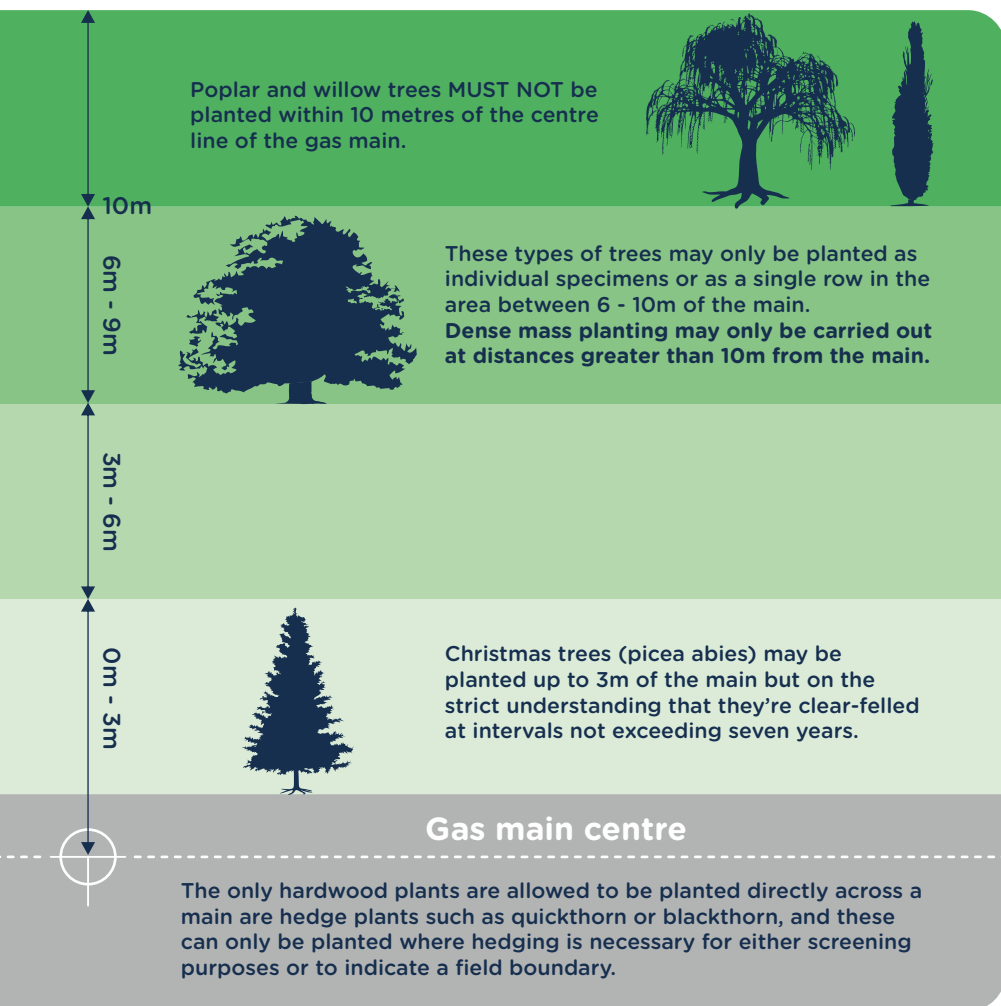
In cases where screening is required, the following are shallow rooting and may be planted close to the gas mains and services: blackthorn, broom, cotoneaster, elder, hazel, laurel, quickthorn, privet, snowberry and most ornamental shrubs.

Gas main centre

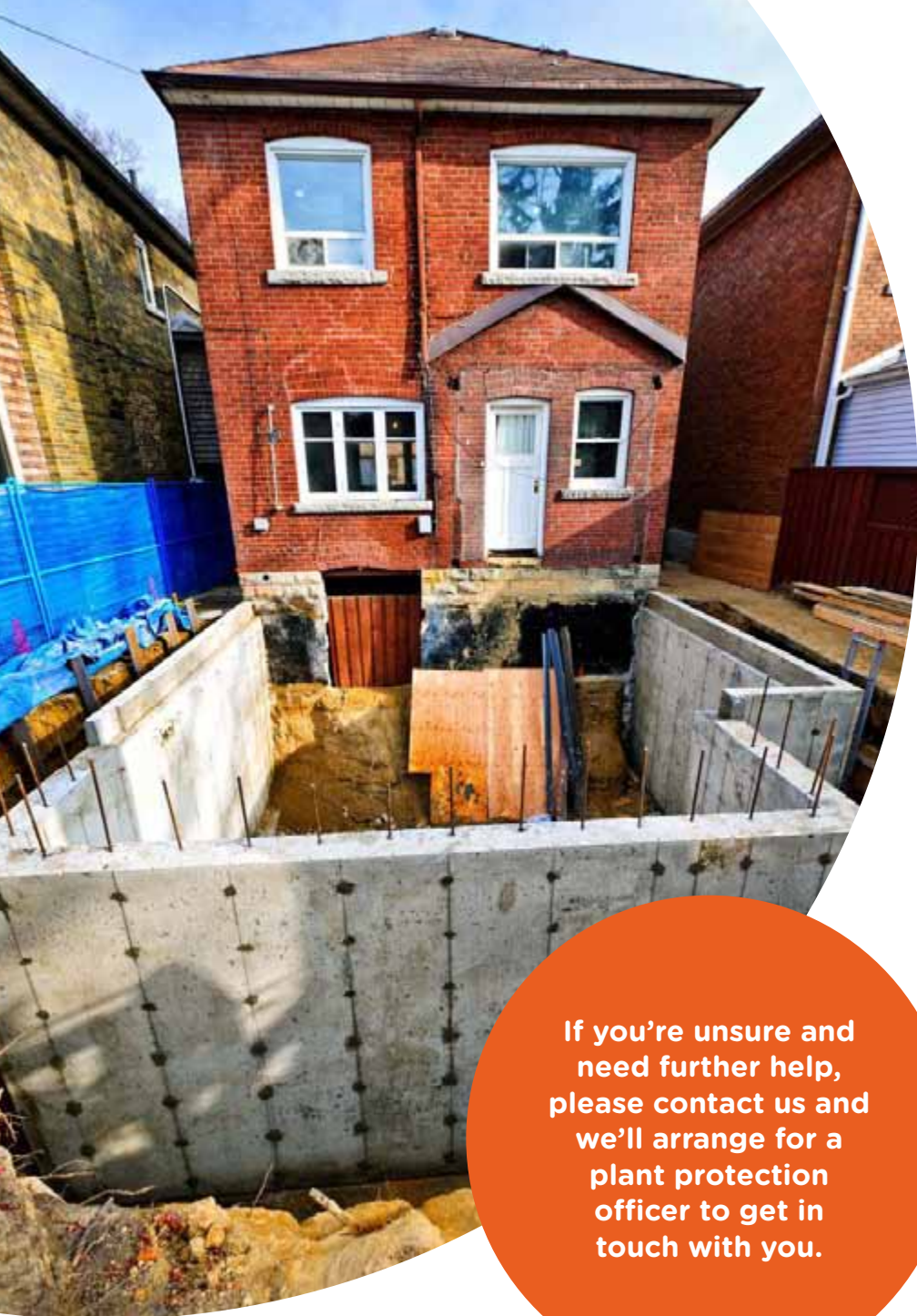
Raspberries, gooseberries and blackcurrants may be planted on the gas main, but a four metre strip, centred on the main, **MUST** be left clear at all times.

on a servitude/easement will be subject to us retaining the right to remove any tree, which in our opinion may become a danger to our mains in the future.

The written consent to plant trees will state what area may be planted and also the type of tree. The diagram details the specific species and the distances they **MUST** be planted from gas mains or services. You **MUST** contact us for further information.



Note: For further guidance, please refer to NJUG 10.



**If you're unsure and
need further help,
please contact us and
we'll arrange for a
plant protection
officer to get in
touch with you.**

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf, we may send you a site map of our gas mains and services but your own gas service won't be marked.

The simplest way to understand the location of your gas service is to know where it enters your house.



< Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing.



We provide a free plant location enquiry service and we're always happy to help.



Visit our **Dig safely** pages on **sgn.co.uk**



0800 912 1722 *

*All calls are recorded and may be monitored



SGN

Your gas. Our network.

Know what's below

Protecting you and your family

Protecting you and your family

Are you planning on carrying out any home improvements such as building a conservatory, an extension, a new pond, decking, concreting, landscaping, fencing or planting trees in your garden? You must make sure you have drawings/maps showing any pipes or cables around your home. To obtain copies of our gas drawings/maps please visit our **Dig safely** pages on sgn.co.uk and follow the link to our online system.

This service is free of charge.

Our Dig safely page is also where you'll find advice on any protective measures you may need to take before you start work, whether you're planning on doing it yourself or hiring a professional.

Damaging gas pipes is dangerous and could lead to a fire or an explosion. It could also cause large-scale loss of gas supply to the local community and is potentially very expensive.



Responsibilities

It's the responsibility of whoever is doing the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance.

In practice, this means anyone carrying out work must obtain a copy of any available colour drawings showing the position of buried utilities for reference before and during the project.

Non-recording of service pipes >

Individual service pipes are not normally recorded on gas network drawings. This is accepted practice and reinforced by guidance given in Design, construction and installation of service pipes – approved code of practice, published by the HSE, and IGE/TD/4 – Gas Services, published by the Institute of Gas Engineers and Managers.

What you need to do when planning a conservatory or house extension, landscaping, fencing or any other groundworks

It's the responsibility of whoever is undertaking the work to check with utility companies before the work starts.

If you're planning any building or digging work remember that gas pipes, power cables, water pipes and sewers all run underground and could be right beneath your feet. Construction or excavation work can damage underground services or prevent further maintenance.

Remember that obtaining planning permission or a building warrant from your local authority doesn't normally involve consultation with utility companies so you should get in touch with them when you start planning your project. This will help keep everyone safe.

Please visit our **Dig safely** pages on sgn.co.uk for more information and our online mapping system.



< Service entry

Gas services/work in gardens

If you're going to be carrying out work around your home, or a third party is carrying out work on your behalf and you have requested a map from us, **your own gas service may not be marked**. The simplest way to understand the location of your gas service is to know where it enters your house, as pictured.

Your gas service pipe usually takes the shortest route to the gas main, as shown on the sample network map/drawing above.

If you're unsure and need further help, please contact us and we'll arrange for a Plant Protection officer to contact you.



Any damage, however minor, must be reported to the National Gas Emergency Service

Planting a tree or landscaping your garden

Tree roots can damage utilities.

If you're planting trees or shrubs, make sure you consider the type of plant, root type and their location in relation to buried gas pipes to avoid any damage. We may need access to repair and maintain our pipes and equipment in the future, and we reserve the right to remove any tree or bush if we need to.

What happens if you damage a pipe?

If you damage a gas pipe:

- Call the National Gas Emergency Service on 0800 111 999 immediately
- **DON'T** attempt to make repairs yourself
- **DON'T** handle or attempt to alter the position of the exposed pipe

Damaging a gas pipe can result in:

- Major fire/explosion leading to death or serious injury
- Asphyxiation due to gas exposure leading to death or serious injury
- Loss of gas supply to individuals or communities
- Financial costs to you for repair and remedial work
- Enforcement action by the HSE

We will recover all reasonable costs incurred in repairing damaged gas pipes.

Delivering gas safely, reliably and efficiently

Your safety is our top priority

We manage the network that distributes natural and green gas to over 5.9 million customers in Scotland and the south of England.

We own and operate 74,000km of gas mains, and associated plant and equipment. We're committed to delivering gas safely, reliably and efficiently to every one of our customers.

Accidental damage to our pipes could put you or members of the public at risk.



Service entry



All our engineers and contractors carry a photo ID card with our company logo on it. Don't be afraid to check with our Security team on **0800 015 5170** that the person on your property is supposed to be there.



Meter box

Help

If you're planning any work on or around your property and you need more information, you'll find everything you need on our Dig Safely pages.



[sgn.co.uk](https://www.sgn.co.uk)



0800 912 1722

Smell gas? 0800 111 999

Follow these six steps if you smell gas:



DO open windows and doors to help ventilate the gas



DO turn off the gas supply at the meter and make sure any gas appliances are turned off



DO call the **National Gas Emergency number on 0800 111 999**. Lines are open 24 hours a day, 365 days a year



DON'T smoke or use any naked flames



DON'T touch any electrical switches. Turning a switch on or off could ignite a gas leak



DON'T enter a cellar if you smell gas, even if your gas meter is located in the cellar

Safety Advice - Valves



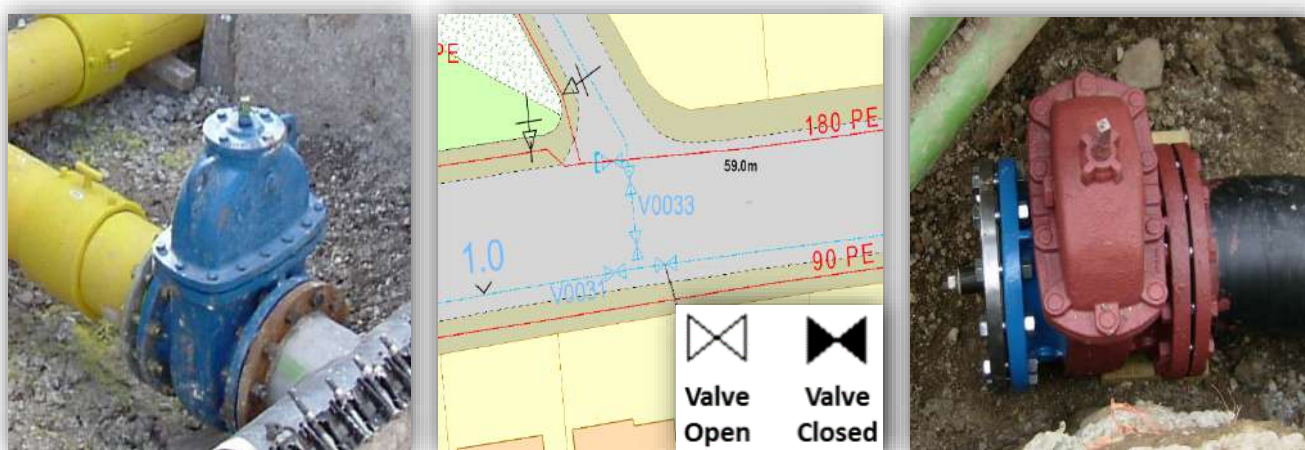
Guidance when undertaking work near gas valves in our network areas

SGN manages the network that distributes gas to 5.8 million homes and businesses across Scotland and the south of England.

Due to a manufacturing issue, we are currently replacing or upgrading certain valve types that are at risk of bolt failure. In extreme cases, this can lead to gas escapes. This is a safety hazard and we have produced this guide to ensure you undertake adequate safety precautions when working near gas valves.

Identifying gas valves

The images below are an illustration of typical gas valves. Please note, valves come in various colours, shapes and sizes, and you may come across a valve that looks different to those found in the images.



What should you do?

When planning to work in our network areas, please observe the following points:

1. You must contact us before starting any work activity within **3.0m** of a gas valve identified on our maps.
2. If an unexpected gas valve is exposed you must immediately stop excavation works and report this to us.
3. To protect yourself against the risks associated with exposing a valve, we advise that you contact us when in doubt.

Contact details

If you require further information or need assistance please contact us:

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

Valve enquiries will be forwarded to a local engineer who will provide further safety information.

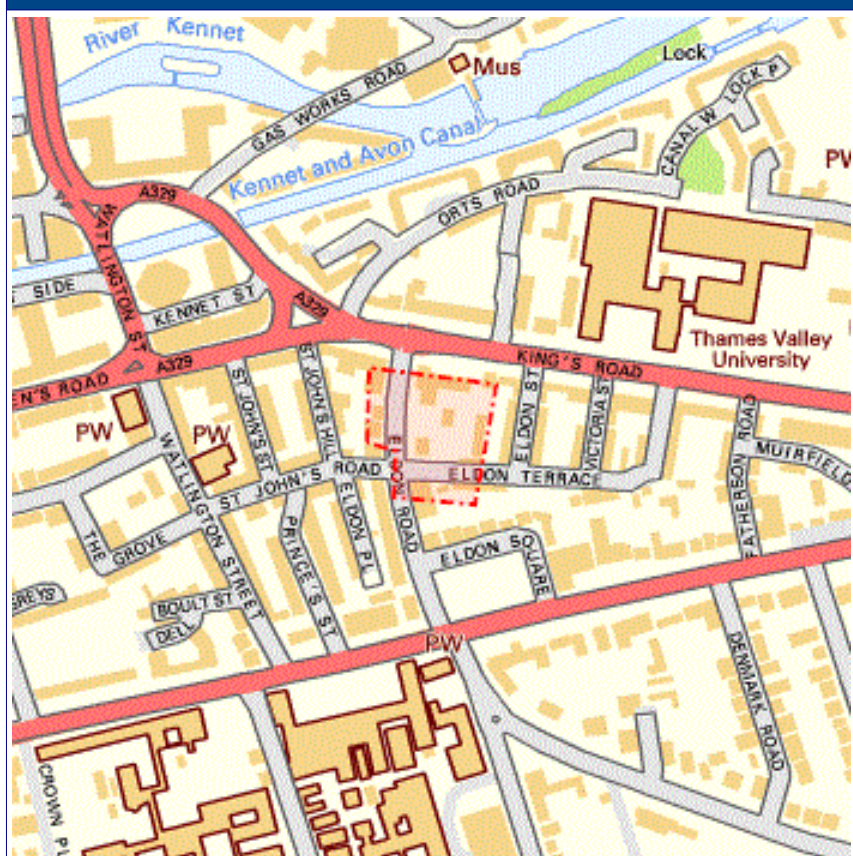
Enquirer

Name	Ms Christina Elliott	Phone	01454 662397
Company	Atkins	Mobile	Not Supplied
Address	500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ		
Email	stat.enquiries@atkinsglobal.com		

Enquiry Details

Scheme/Reference	LM 83279/SaK		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	19/02/2020	Work type	Single excavation site
End date	19/05/2020	Site size	9316 metres square
Searched location	XY= 472480, 173210	Work type buffer*	25 metres
Confirmed location	472476 173220		
Site Contact Name	Not Supplied	Site Phone No	Not Supplied
Description of Works	Not Supplied		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map


LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SGN	08009121722	0800111999	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992 655 919	0800 169 1646	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
Chrysaor Production (UK) Limited	CLH Pipeline System Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	DIO (MOD Abandoned Pipelines)
Drax Group	E.ON UK CHP Limited	EirGrid
Electricity North West Limited	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	Fulcrum Pipelines Limited	Gamma
Gateshead Energy Company	Gigaclear Ltd	Gtt
Hafren Dyfrdwy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	Murphy Utility Assets	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission
Northumbrian Water Group	NPower CHP Pipelines	Oikos Storage Limited
Ørsted	Perenco UK Limited (Purbeck Southampton Pipeline)	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	Scottish Power Generation	Seabank Power Ltd
SES Water	Severn Trent (Chester area only)	Shell (St Fergus to Mossmorran)
Shell Pipelines	SSE (Peterhead Power Station)	SSE Enterprise Telecoms
SSE Utility Solutions Limited	Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)
Total Finaline Pipelines	Transmission Capital	UK Power Networks
Uniper UK Ltd	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Wales and West Utilities	Western Power Distribution



Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: **SITE LOCATION**

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team CBYD@openreach.co.uk

Visit the Click Before You Dig Website www.openreach.co.uk/cbyd

Thank you for your request of **/**/** describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

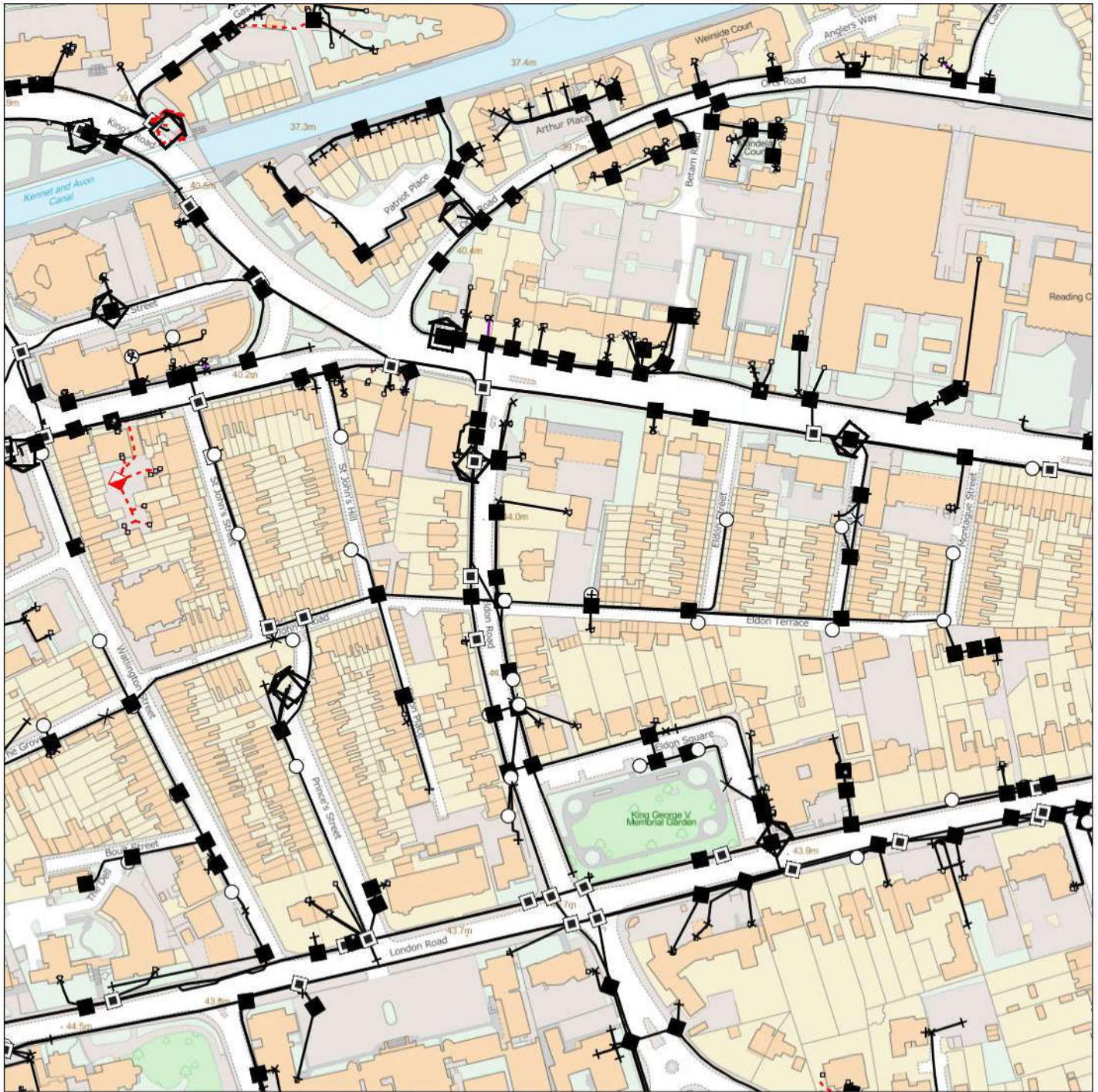
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at <https://www.ournetwork.openreach.co.uk/altering-our-network.aspx>

Yours faithfully,

Jason Carrington
NNHC & MBE Manager

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 : OKY03332L

Map Reference : (centre) SU7247873200

Easting/Northing : (centre) 472478,173200

Issued : 11/02/2020 03:33:48

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

Asset location search



Property Searches

CHECKED

Atkins Telecoms
Stats Enquiries Team The Hub
500 Park Avenue
BRISTOL
BS32 4RZ

Search address supplied Site off Eldon Road, Reading
RG1 4DJ

Your reference 83279

Our reference ALS/ALS Standard/2020_4150797

Search date 10 February 2020

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

Search address supplied: Site off Eldon Road, Reading, RG1 4DJ

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

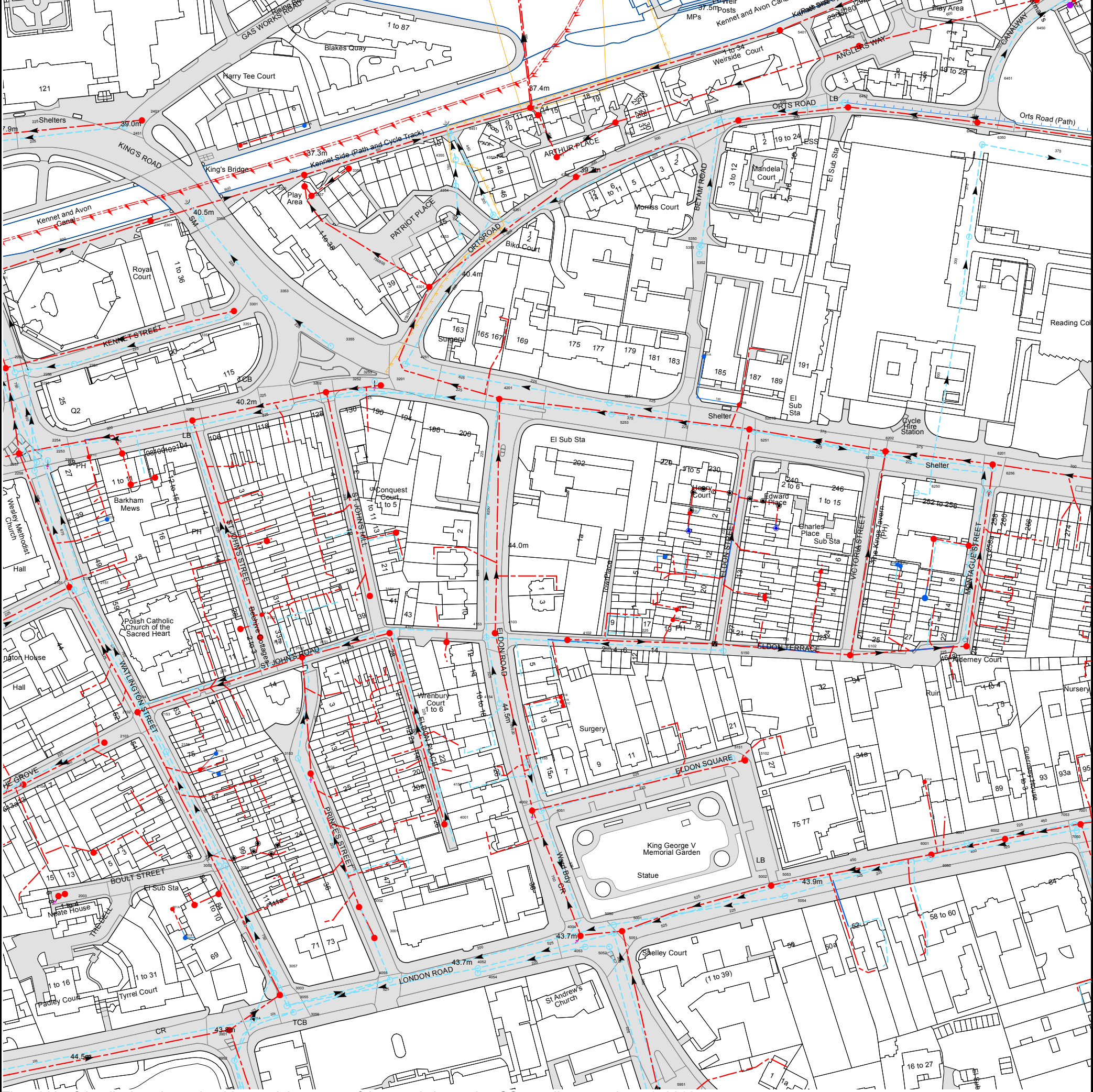
Clean Water queries

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

Asset Location Search Sewer Map - ALS/ALS Standard/2020_4150797



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 472474,173216
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
6401	40.61	34.93
7452	40.27	38.36
741A	n/a	n/a
741B	n/a	n/a
3252	40.79	39.52
3253	43.64	40.53
3201	40.83	n/a
4251	41.03	n/a
4301	40.57	35.56
4451	37.24	36.17
4355	38.18	36.86
4354	39.23	36.95
4353	n/a	n/a
4352	38.34	35.67
4351	40.1	n/a
4201	41.78	36.46
441B	n/a	n/a
441D	n/a	n/a
4303	39.14	n/a
4302	39.7	n/a
5254	42.14	41.41
5253	42.19	40.95
5403	39.07	33.87
5351	42.55	41.06
5352	42.58	41.16
5350	42.57	41.05
531A	n/a	n/a
5450	40.09	38.77
5402	40.26	37.67
521B	n/a	n/a
5201B	42.72	37.48
5251	42.68	41.48
5401	37.15	n/a
6452	40.69	39.4
6403	40.77	38.2
6404	38.53	34.39
6255	43.01	41.8
6202	43.09	37.92
6250	n/a	n/a
6352	41.92	39.15
6351	41.92	38.92
6402	n/a	n/a
6350	41.87	38.8
6451	41.21	39.47
6256	43.25	42.05
6201	43.28	38.38
6450	40.83	38.82
511C	n/a	n/a
511B	n/a	n/a
521D	n/a	n/a
5150	44.64	43.22
5151	44.07	43.04
5102	43.98	40.88
511E	n/a	n/a
511D	n/a	n/a
5002	43.92	38.35
5053	43.92	41.39
5054	43.93	42.1
511A	n/a	n/a
521A	n/a	n/a
6102	43.95	40.8
621A	n/a	n/a
621B	n/a	n/a
611A	n/a	n/a
61XY	n/a	n/a
6050	44.03	41.71
6001	44.06	38.75
62YV	n/a	n/a
6150	n/a	41.98
6051	n/a	n/a
6101	43.73	40.11
62YT	n/a	n/a
6254	n/a	41.99
6002	n/a	n/a
7050	44.19	42.07
7053	44.17	42.76
7001	44.23	39.1
3101	44.11	n/a
3001	43.24	40.26
4101	44.63	41.51
4055	43.23	40.8
4252	n/a	n/a
4151	44.74	43.76
4001	44.73	42.94
41RY	n/a	n/a
4054	43.32	41.55
4052	43.38	40.19
4153	44.29	43.04
4103	44.34	36.98
4154	44.3	43.16
4155	44.19	42.99

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4002	44.06	37.32
4051	44.07	42.66
411B	n/a	n/a
411A	n/a	n/a
411C	n/a	n/a
4102	45.1	42.3
4004	43.62	37.67
4053	43.58	41.82
5052	43.63	41.92
5051	43.72	41
5050	43.72	41.67
5001	43.74	37.72
521C	n/a	n/a
3203	39.78	36.18
3202	40.52	37.37
2255	n/a	n/a
2256	n/a	n/a
2202	n/a	n/a
2251	38.31	37.17
3355	40.86	n/a
3352	39.09	38.02
3351	39.68	38.39
3301	39.78	39.07
3353	40.66	n/a
2301	37.15	n/a
3354	40.27	n/a
3357	n/a	n/a
3303	n/a	n/a
3302	37.14	n/a
3358	n/a	n/a
331A	n/a	n/a
2451	39.03	n/a
341A	n/a	n/a
2401	39.16	35.8
2156	41.12	38.12
2103	39.91	n/a
2153	40.97	37.47
2102	40.91	37.15
2154	40.89	38.95
3102	43.77	39.38
3151	43.84	42.61
3103	43.53	40.71
31XQ	n/a	n/a
3152	43.31	41.82
311A	n/a	n/a
2151	39.98	37.15
2152	39.96	38
2101	39.89	35.67
32TR	n/a	n/a
221A	n/a	n/a
22YS	n/a	n/a
22YT	n/a	n/a
2258	39.13	37.12
2253	39.28	n/a
2252	39.08	n/a
221C	n/a	n/a
2257	39.11	36.73
2201	39.22	n/a
22YR	n/a	n/a
2254	39.08	36.55
3901	43.55	40.85
391A	n/a	n/a
3056	43.33	40.58
3055	43.3	38.84
3003	43.19	40.46
3057	42.87	40.37
301B	n/a	n/a
301A	n/a	n/a
3002	43.27	40.14
30WS	n/a	n/a
2002	n/a	n/a
2003	n/a	n/a
30WR	n/a	n/a
3053	41.7	39.76
3052	41.63	38.57
20YZ	n/a	n/a
2155	38.88	37.98
2104	38.83	36.76
311B	n/a	n/a
3104	43.26	39.78
311D	n/a	n/a
3153	43.16	41.3
311C	n/a	n/a
3953	43.62	41.86
3952	43.56	41.75

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



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Trunk Combined
	Vent Pipe
	Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer
	Proposed Thames Water Foul Sewer
	Gallery
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Sludge Rising Main
	Proposed Thames Water Rising Main
	Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

Lines denoting areas of underground surveys, etc.

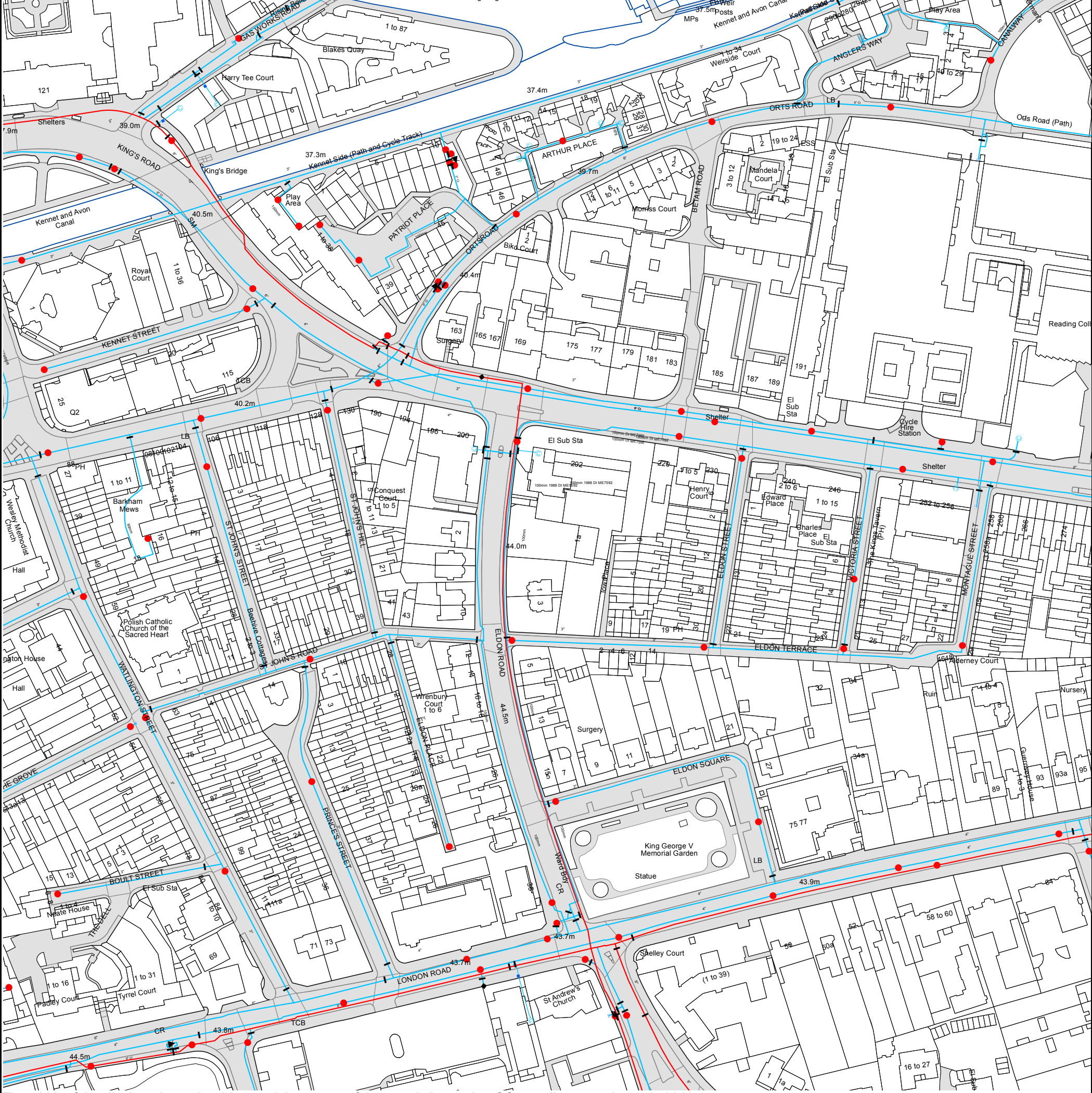
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer

- 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.

Asset Location Search Water Map - ALS/ALS Standard/2020 4150797



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 472474, 173216.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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



ALS 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.

CHECKED

From: StreetWorks <Street.Works@reading.gov.uk>
Sent: 10 February 2020 16:00
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020
Attachments: S50 067 - drawing.pdf

Hi all,

Please find attached a plan for a Section 50 licence that falls within the area of question. We have also forwarded your email to our Highways teams for them to respond to you with any plant/apparatus they may have.

Kind regards,
[Luke Massey](#)
Highways Works Co-ordinator
Network & Parking Services | Transport

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#)

From: Utility Solutions GDC Requests <requests.utilitysolutions@atkinsglobal.com>
Sent: 10 February 2020 06:30
To: StreetWorks <Street.Works@reading.gov.uk>; telenttelia.plantenquiries@telent.com
Subject: Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Our Reference: 83279
Site Name: Site off Eldon Road, Reading
Works Description: Building Works - High Rise
Site Grid References: 472486 173200,472509 173227,472446 173207,472447 173234,472499 173166

To whom it may concern,

Please find enclosed a plant enquiry for your attention.

We request plans showing the location of your company's affected plant in relation to the entire site area shown within the boundary on the attached map. Grid references and postcodes relative to the site boundary are provided on the attached map to help you locate the site.

Within your response please quote our reference number and the name of the site shown above. If you do not have any apparatus in this area, please could you send written confirmation to declare that no apparatus is affected. Please also include information relating to the use and location of Radio Frequency Identification Devices (RFIDs) where available.

It would be greatly appreciated if you could respond to this enquiry by 19/02/2020. Your prompt response will assist with our clients proposals in your interests of plant protection.

If you have any queries in relation to this plant enquiry please do not hesitate to contact us.

Kind regards,



Our Ref: 17662124 Your Ref: LM 83279/SaK

Monday, 10 February 2020

Christina Elliott
500 Park Avenue Aztec West
Almondsbury
Bristol
BS32 4RZ

Dear Christina Elliott

SSE Networks - Asset Network Plans

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

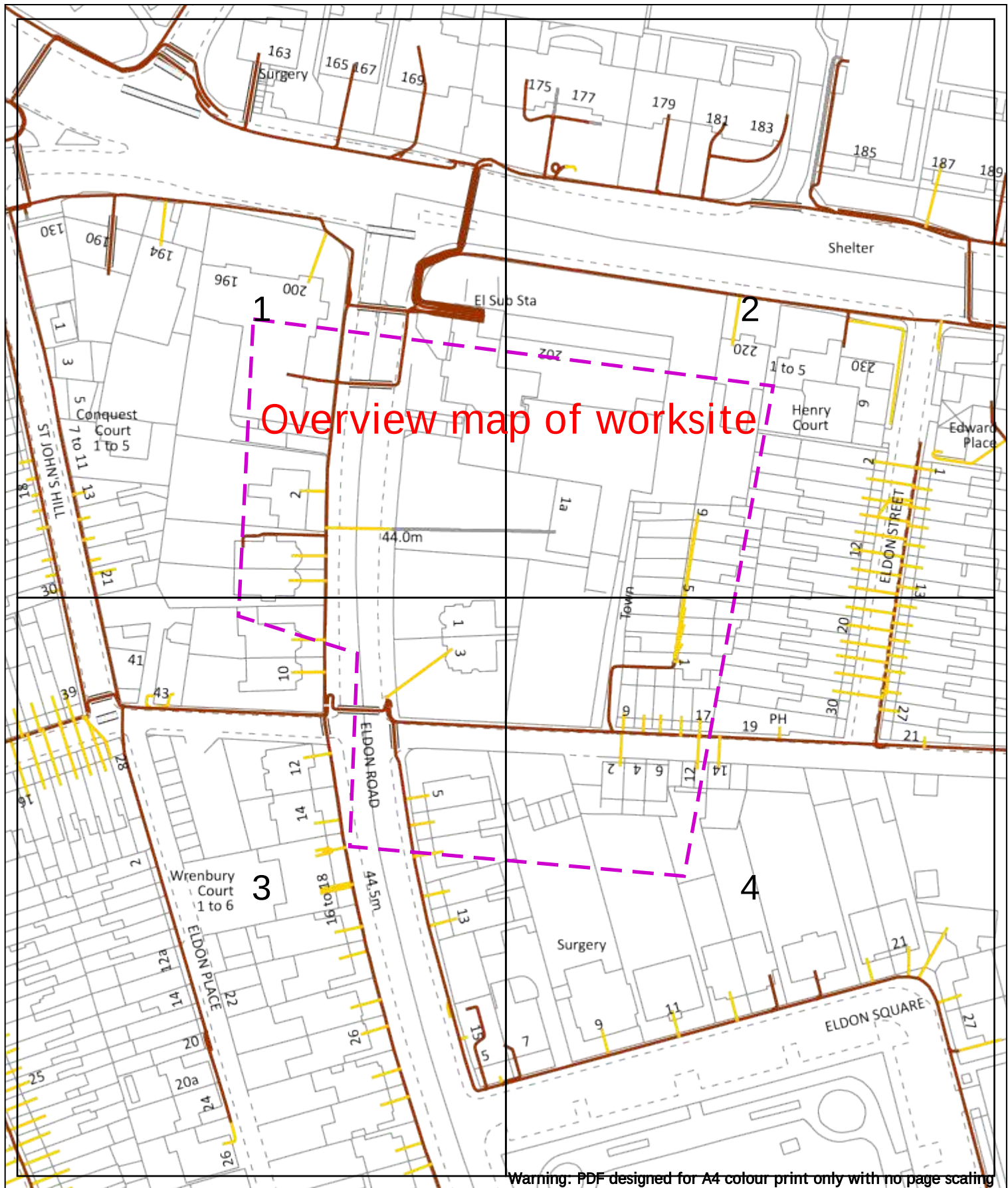
Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Kind Regards,

Asset Data Team
01256 337 294
Asset.data@sse.com



Overview map of worksite

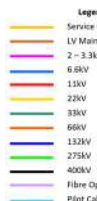
Warning: PDF designed for A4 colour print only with no page scaling

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

Date Requested: 10/02/2020
Job Reference: 17662124
Site Location: XY= 472480, 173210
Requested by: Ms Christina Elliott

Your Scheme/Reference: LM
83279/SaK

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



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 G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

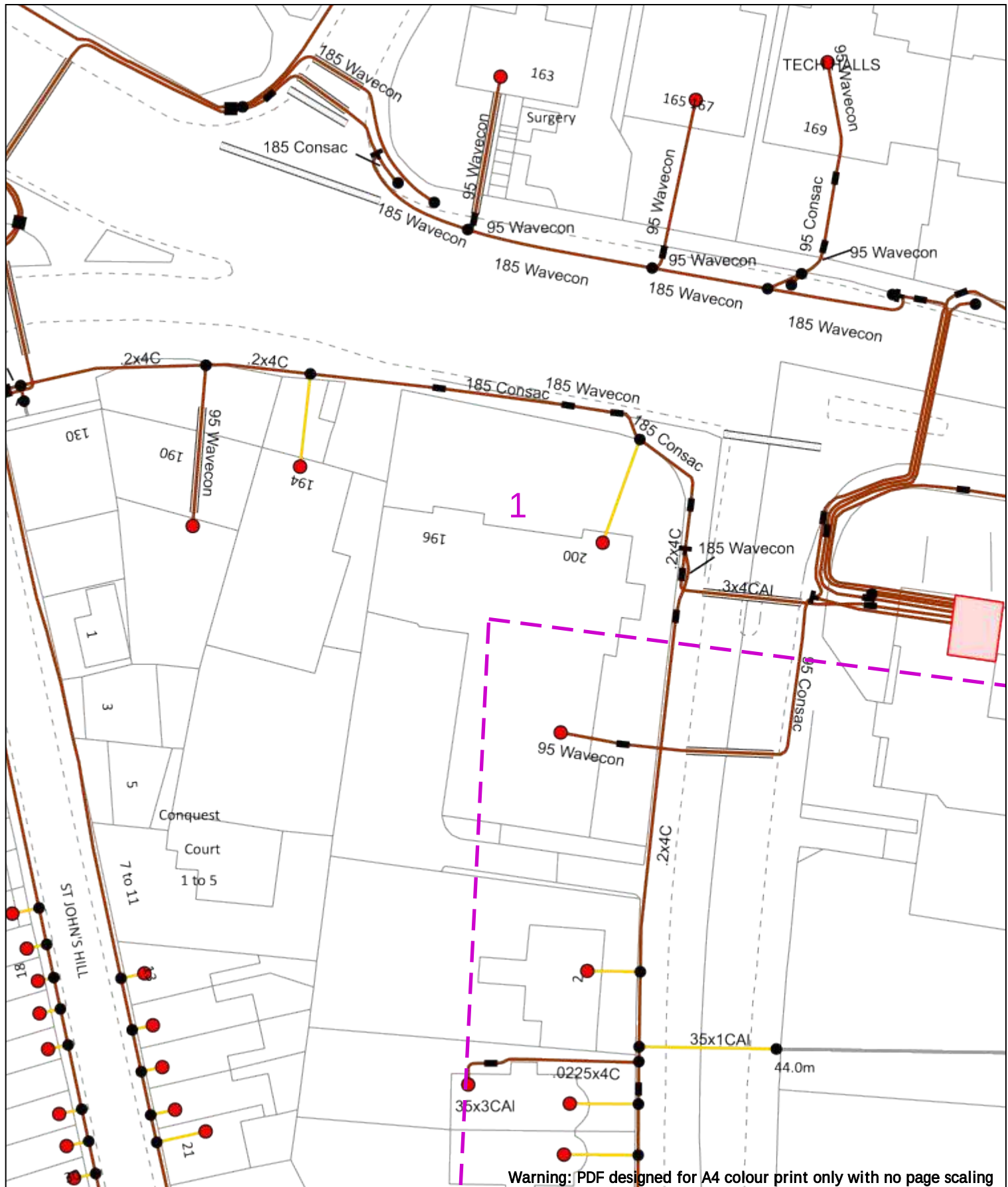


Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inverlond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No. SC213459

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: 1:1025 (When plotted at A4)



0 20m

Dig Sites Area: Line:

W E
N
S

Date Requested: 10/02/2020
 Job Reference: 17662124
 Site Location: XY= 472480, 173210
 Requested by: Ms Christina Elliott
 Your Scheme/Reference: LM
 83279/SaK

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
Road Crossing	0.6m	0.6m	0.75m
Agricultural	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

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.

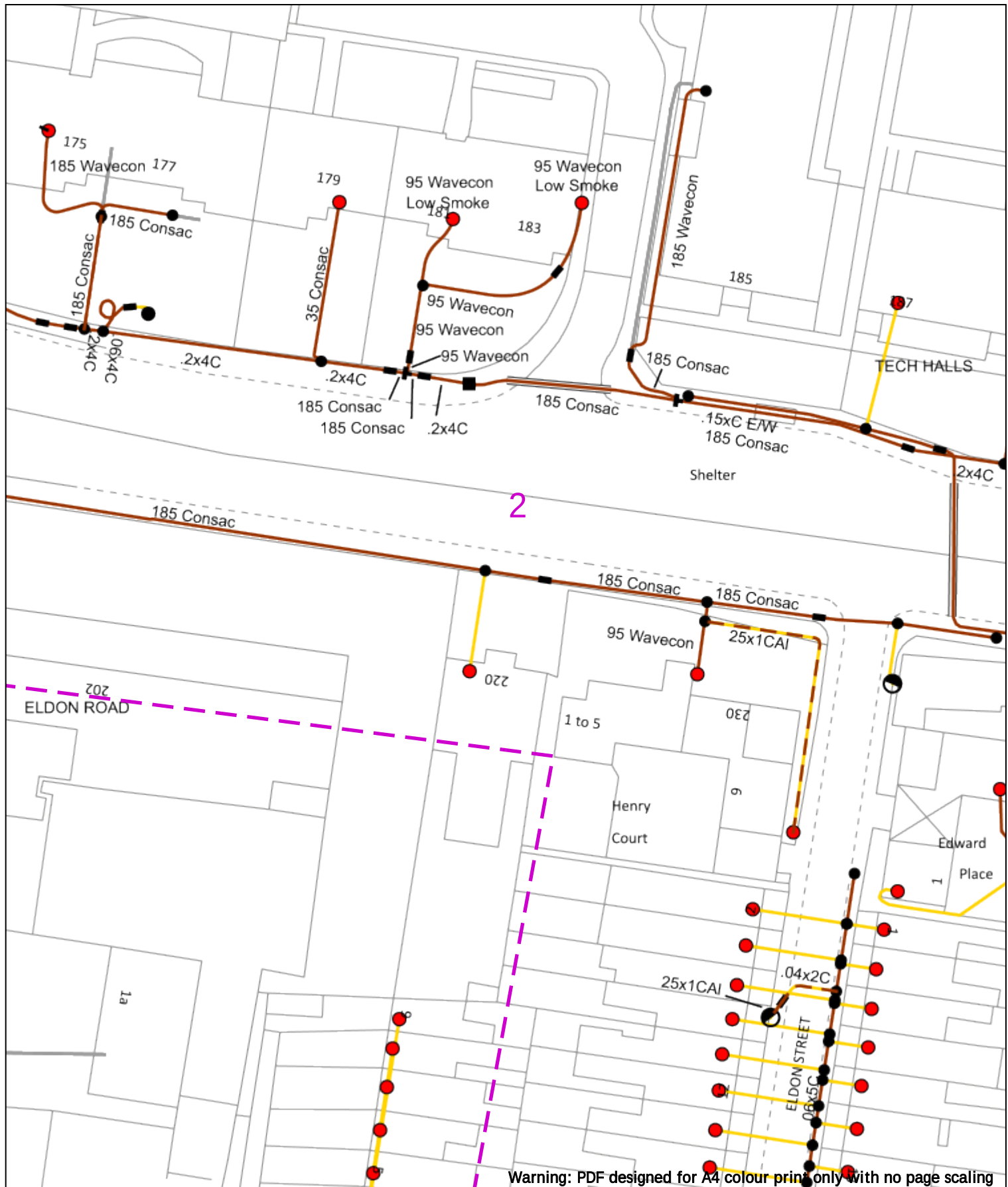
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Scale: 1:500 (When plotted at A4)

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



0 20m Dig Sites Area: Line:

Date Requested: 10/02/2020
Job Reference: 17662124
Site Location: XY= 472480, 173210
Requested by: Ms Christina Elliott

Your Scheme/Reference: LM
83279/SaK

Scale: 1:500 (When plotted at A4)

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



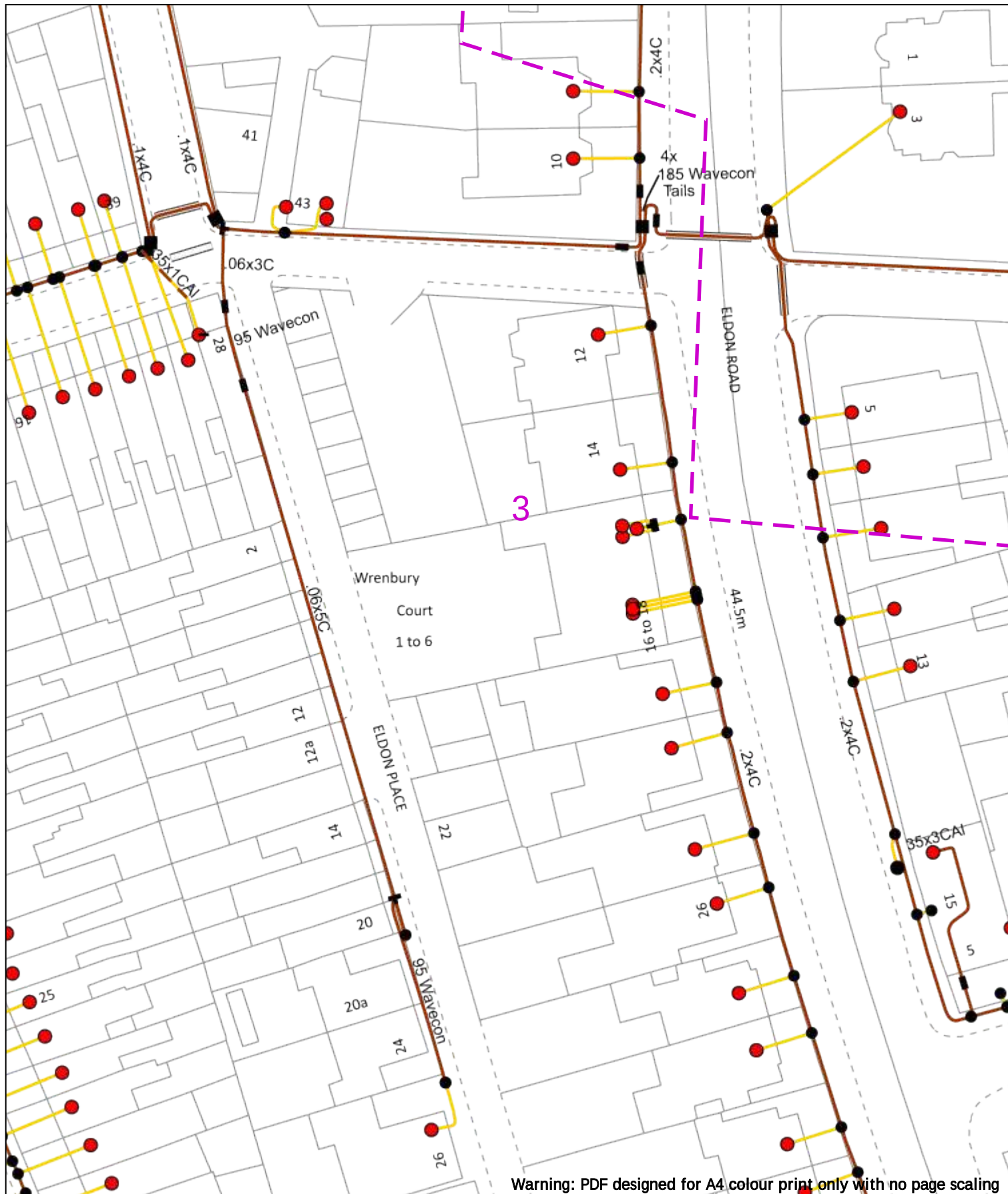
WARNING
There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work.
WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)



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

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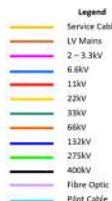
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0 20m Dig Sites Area: Line:

Date Requested: 10/02/2020
Job Reference: 17662124
Site Location: XY= 472480, 173210
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Transmission	275,000V and 400,000V	
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID		
Services	LV	HV
Footpath/Unmade	0.45m	0.6m
Road Crossing	0.6m	0.75m
Agricultural	1m	1m



WARNING

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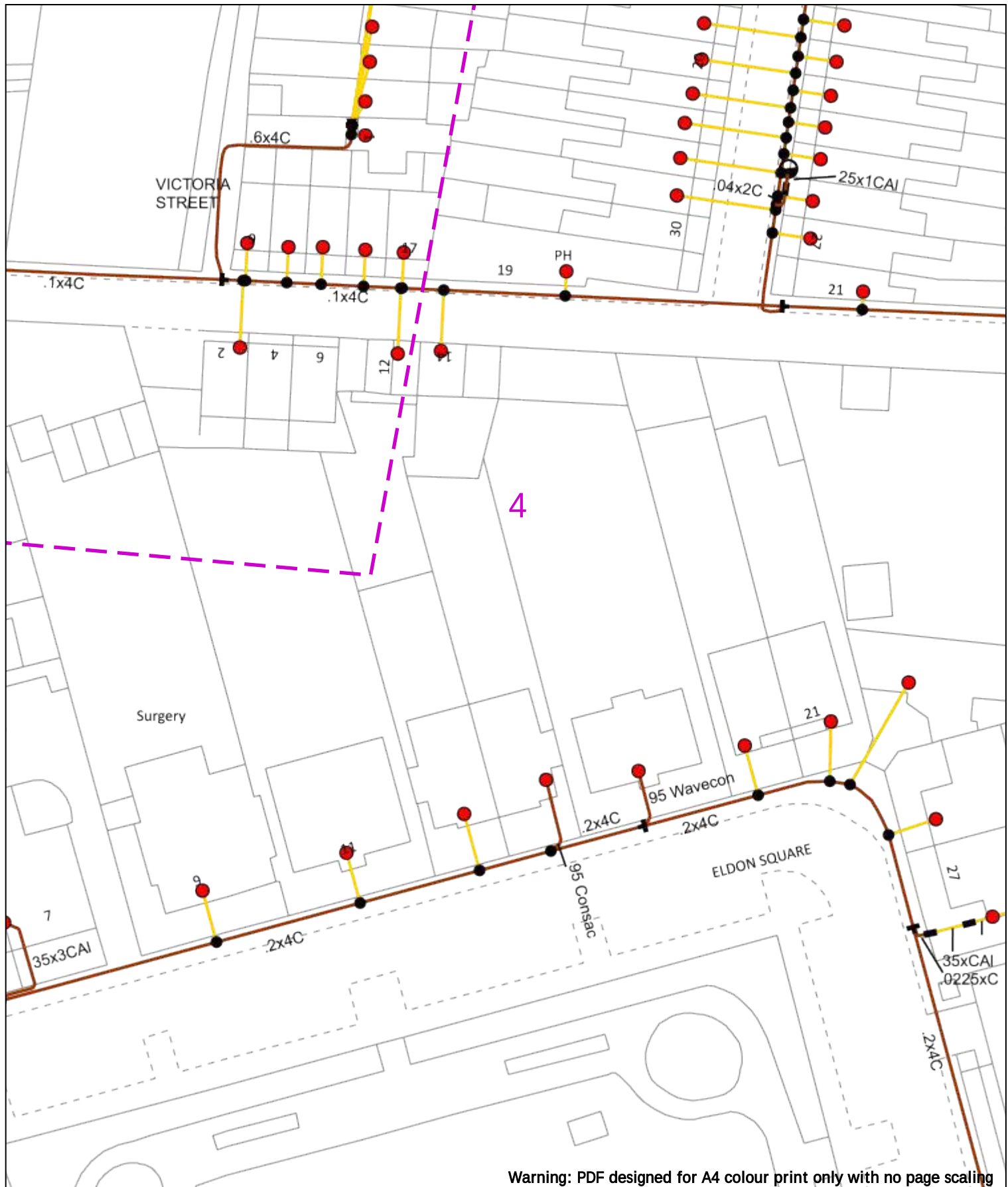


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0 20m Dig Sites Area: Line:

Date Requested: 10/02/2020
Job Reference: 17662124
Site Location: XY= 472480, 173210
Requested by: Ms Christina Elliott
Your Scheme/Reference: LM
83279/SaK

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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend		Distribution Structures (Electric)	
Service Cable		Pole, Existing Location	
LV Mains		Pole Structure, Existing Location - Single	
2 - 3.3kV		Pole Structure, Existing Location - H	
6.6kV			
11kV			
22kV			
33kV			
66kV			
132kV			
275kV			
400kV			
Fibre Optic			
Pilot Cable			

WARNING

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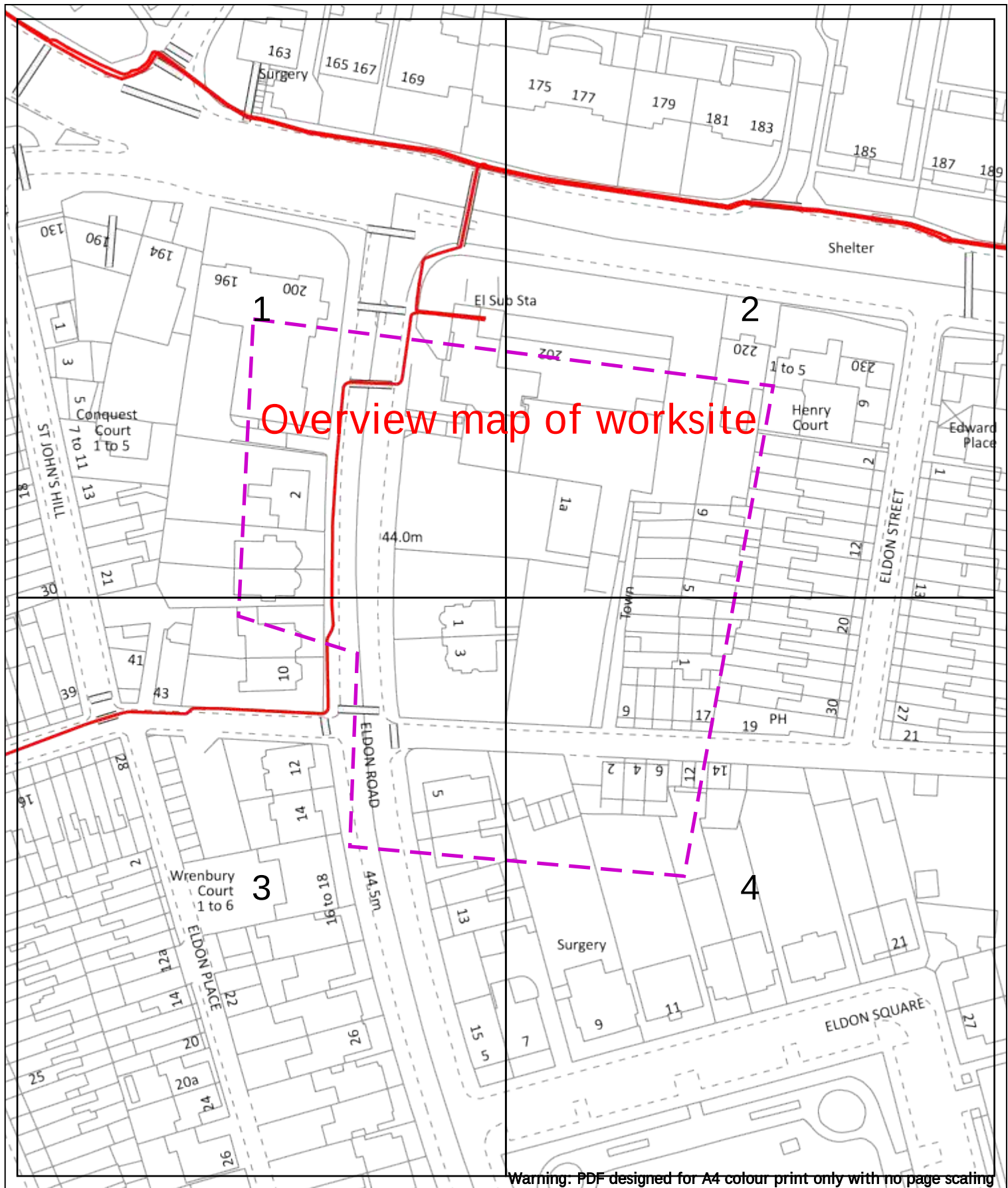


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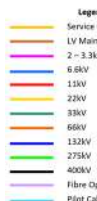


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Dig Sites Area: - - - - - Line: - - - - -

Date Requested: 10/02/2020
 Job Reference: 17662124
 Site Location: XY= 472480, 173210
 Requested by: Ms Christina Elliott
 Your Scheme/Reference: LM
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	Services	LV	HV	EHV
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Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m



WARNING
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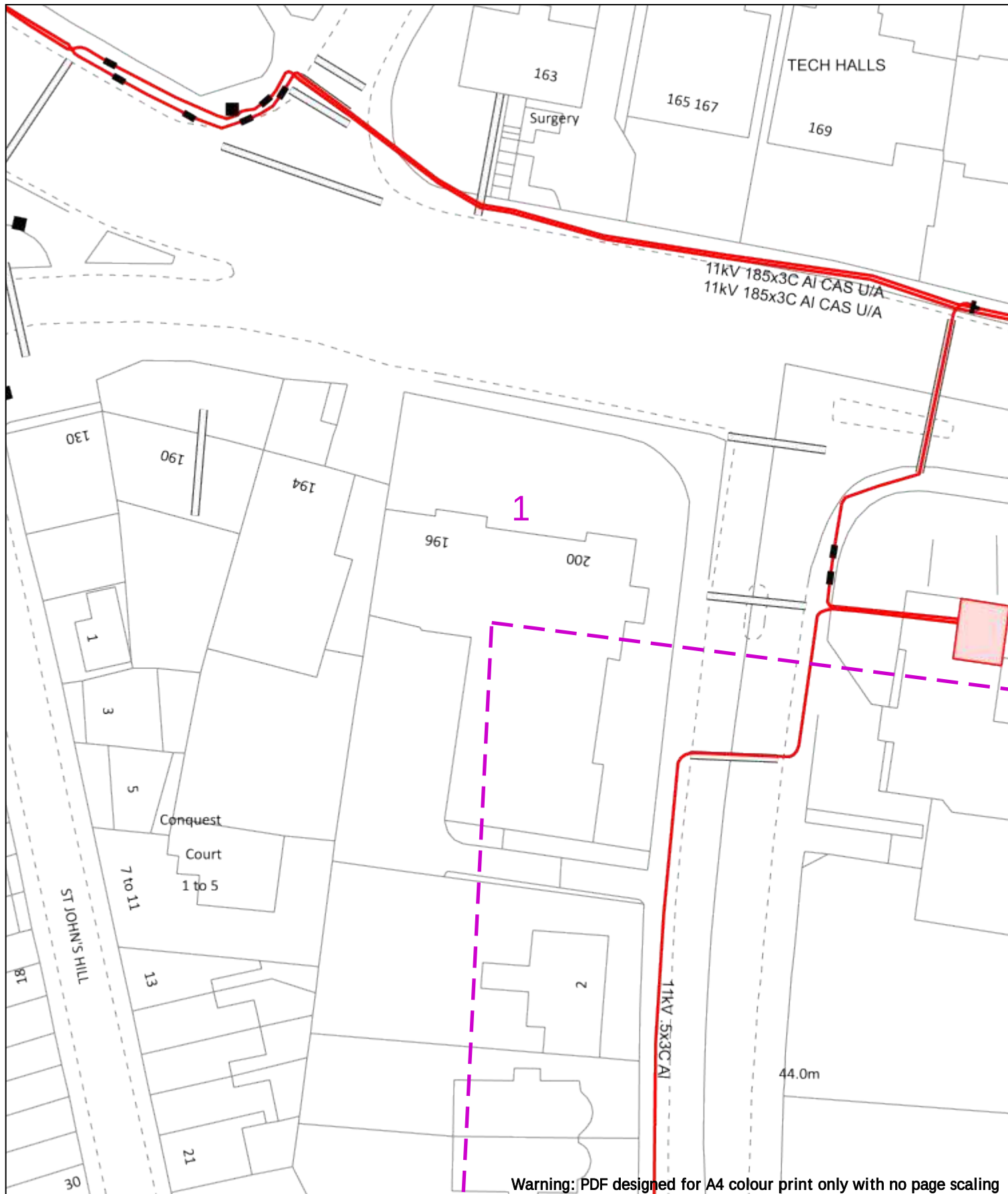


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Scale: 1:1025 (When plotted at A4)



0 20m

Dig Sites Area: Line:

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Date Requested: 10/02/2020
Job Reference: 17662124
Site Location: XY= 472480, 173210
Requested by: Ms Christina Elliott
Your Scheme/Reference: LM 83279/SaK

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	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
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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
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

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Scale: 1:500 (When plotted at A4)

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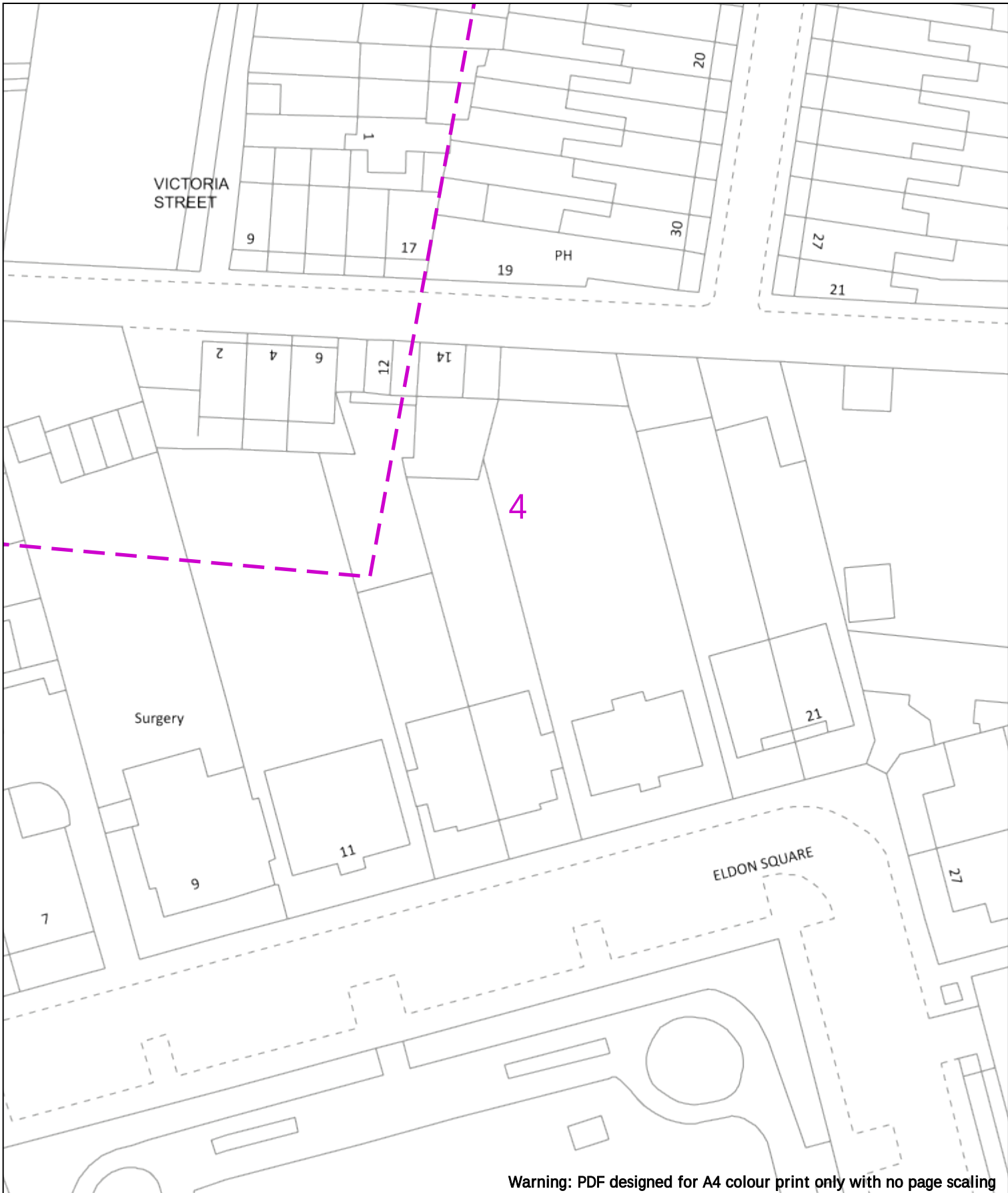


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020m

Dig Sites

Area: 

Line: 

Date Requested: 10/02/2020

Job Reference: 17662124

Site Location: XY= 472480, 173210

Requested by: Ms Christina Elliott

Your Scheme/Reference: LM 83279/SaK

Voltages (V)			
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Footpath/Unmade	0.45m	0.45m	0.6m
Road Crossing	0.6m	0.6m	0.75m
Agricultural	1m	1m	1.1m

Legend

 Service Cable

 LV Mains

 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

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)





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Watch it!

Safety advice brought to you by Scottish and Southern Electricity Networks

These notes are intended to help all those who have to work in the vicinity of electrical apparatus. Employers have a legal obligation to ensure that their operatives are fully instructed in the correct procedures.

The Electricity at Work Regulations 1989 impose health and safety requirements upon employers, employees and self-employed persons with respect to electricity at work. The regulations impose restrictions on persons being engaged in work activities on or near live conductors.

Regulation 14 requires that: "No person shall be engaged in any work activity on or near any live conductor (other than one suitably covered with insulating material so as to prevent danger) that danger may arise unless:

- ♦ it is **unreasonable** in all circumstances for it to be dead; and
- ♦ it is **reasonable** in all circumstances for him to be at work on or near it while it is live; and
- ♦ suitable precautions (including where necessary the provision of suitable protective equipment) are taken to prevent injury."

The purpose of the regulations is to require precautions to be taken against the risk of death or personal injury from electricity in work activities.

Publications

The Health and Safety Executive have produced a document entitled 'Avoiding Danger from Underground Services', and the Appendix 1 deals specifically with electric cables. Copies are available from the HSE's Accredited Agents and good booksellers, Ref. HS (G) 47.

Copies of Health and Safety Guidance note GS 6 relating to safe working in proximity to overhead lines, are available from the Health and Safety Executive's website - www.hse.gov.uk.

Note

In situations of emergency or danger, or where the advice contained in these notes cannot be followed, you must consult Scottish and Southern Electricity Networks immediately. Tel. 0800 0727282 for southern England or 0800 300999 for Scotland.

Additional copies of these "Watch it!" leaflets can be obtained from our Asset Data Team office upon request. Tel. 01256 337294, or Fax 01256 337295.

You must read and accept the following safety notes as part of the contract to receive our network plans. You will have the option to print these and issue them to site staff.

Watch it! - Working in the vicinity of underground cables

Our plans show the positions and normal depths for the buried cables and pipes at the time when they were installed. However, alterations to road alignments surface levels and buildings may have occurred subsequently without our knowledge. If you discover plant or cables that are not marked or incorrectly marked, then you are required to contact us as soon as possible to give us the opportunity to amend our plans.

These plans show the equipment owned by Scottish and Southern Electricity Networks. There may be other privately owned plant in the area, which is outside of our control. You should always check with the Local Authority, National Grid Company, Department of the Environment, other Electricity Companies and other utilities before proceeding.

It is not intended that the issue of these plans will absolve either party from their obligation under any of the acts that control digging in the public highways.

Supplies To Properties, etc.

The location of cables supplying individual properties, street lighting, traffic signs, telephone kiosks etc. are not always shown on the plans. You should assume that each property, streetlight etc. will have its own supply cable.

Major Circuits

Where our plans indicate the presence of cables with a voltage exceeding 11,000 volts, you are advised to contact our local depot (telephone number is on the plans), before commencing any excavations within the vicinity of these cables. These major circuits form an extremely important link in Scottish and Southern Electricity Networks' networks, and damaging or modifying these circuits is a major and costly undertaking. Any development should therefore be designed to allow these circuits to remain undisturbed and accessible in their present location.

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below:

- ü **do** make sure you have plans of the underground cables in the area **before** any excavation work starts. Remember that some cables may not be shown on plans. If carrying out emergency work, excavate as though there are buried live cables in the vicinity.
- ü **do** use a cable locator to determine the position of existing cables in the work area. The positions should be marked and tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- ü **do** ask for a cable to be made dead if it is buried in concrete.

- ü **do** backfill carefully, using stone-free soil around the cables, replacing marker-tapes and / or covers.
- ü **do** notify us immediately if you accidentally damage our cables. Arrange to keep people well clear of a cable that has been damaged until we have confirmed it has been made safe.
- ü **do** make sure before starting to demolish a building that all cables have been disconnected. We welcome prior notice of the intention to demolish buildings. This enables us to ensure that the site has been made safe electrically.
- ü **don't** operate a bulldozer, scraper, dragline or excavator; unless you are satisfied that there are no buried cables in the working area.
- ü **don't** use picks, pins, forks or pointed instruments in soft clay or soil when cables are present. Exercise extreme caution where such instruments are used to free lumps of stone, or break up firmly compacted ground. **Never** throw a fork or sharp instrument into the ground.
- ü **don't** dig trial holes over the indicated route of the cable. Excavate alongside instead.
- ü **don't** use exposed cables as a convenient step or handhold.
- ü **don't** handle or attempt to alter the position of any cable.

Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service.

Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.

Watch it! - Working in the vicinity of overhead lines

For your own and your workmates' safety, please follow the **do's** and **don'ts** listed below

- ü **do** carefully note the position of all overhead lines before commencing work.
- ü **do** co-operate with us during planning and sitework stages.
- ü **do** follow the advice given in HSE Guidance Note GS 6 when siting barriers, goal posts, bunting etc.
- ü **do** keep overhead lines in view when moving scaffolding or machinery and take special care when felling or lopping trees.
- ü **do** remember that the raising or slewing of a crane or excavator jib may cause danger when operating near an overhead line.

- ü **do** avoid any machinery that is in contact with an overhead line until we confirm that conditions are safe.
- ü **do** warn others to keep well clear.
- ü **don't** drive a high vehicle below an overhead line when an alternative route is available.
- ü **don't** raise the bed of a tipper lorry beneath an overhead line or drive under the line with the body of the vehicle raised.
- ü **don't** steady any suspended load until you are satisfied that there is no danger from overhead lines.
- ü **don't** handle or use scaffold platforms, poles, pipes or ladders unless they are at a safe distance from overhead lines.
- ü **don't** transport long objects beneath overhead lines, unless they are carried in a horizontal position.
- ü **don't** approach or touch any broken or fallen overhead lines.

Always remember that:

- Electricity can jump gaps.
- Contact or near contact with a crane jib, scaffold or ladder can cause a discharge of electricity with a risk of fatal or severe shock and burns to any person in the vicinity.

If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs.

In most cases it is not practicable to make overhead lines dead without interrupting supplies to customers. However, provided adequate notice is given, then we will, whenever possible, give advice regarding special precautions which may be necessary on site where specific problems may be encountered. The right is reserved to make a charge for this service.

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GUIDE TO INTERPRETING MAINS RECORDS PLAN



Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ  **ssn.co.uk**

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INTRODUCTION

The Health & Safety Executive have produced a document entitled 'Avoiding danger from underground services'. Copies are available from HMSO's accredited agents and good booksellers, Ref HS(G)47, ISBN 0118854925.

WHEN WORKING IN THE VICINITY OF ELECTRICITY CABLES AND OVERHEAD LINES PLEASE FOLLOW THE DO'S & DON'T'S LISTED BELOW.

DO'S

- Do** Make sure that you have plans of the cables in the area before any excavation work starts. Remember that some cables such as service cables may not be shown on the plans. Cables owned by other companies are not shown, e.g. local authorities, Department of the Environment, National Grid Co. etc.
- Do** Make sure that you understand the plans that have been supplied to you. For detailed explanation of the symbols used by Scottish & Southern Electricity Networks refer to this guide & the key shown on the plan
- Do** Use a cable avoidance tool (CAT) to determine the position of the existing cables in the work area. The positions should be clearly marked, and further tests made as work proceeds. **If in doubt, get advice from your supervisor.**
- Do** Hand dig trial holes over the indicated route of the cable, excavate alongside.
- Do** Ask for a cable to be made dead if it is buried in concrete. Please note that this is likely to be a costly process.
- Do** Watch for signs of cables as work progresses, such as marker tapes or cable covers which may be exposed.
- Do** Backfill carefully using stone free soil around cables, replacing marker tapes and covers.

- Do** Ensure that there is maximum clearance above all cable & joints.
- Do** Notify Scottish & Southern Electricity Networks immediately should accidental damage to cables occur however large or small. Arrange to keep people well clear of the cable that has been damaged. Do not backfill an area where cable damage has occurred.

DON'T'S

- Don't** Operate a bulldozer, scraper, dragline or excavator unless you are satisfied that there are no buried cables or overhead lines in the working area.
- Don't** Use picks, forks or pointed instruments in soft clay or soil where cables are present, exercise extreme caution where such instruments are used to free lumps of stone or to break up firmly compacted ground.
- Don't** Use exposed cables as a convenient step or handhold.
- Don't** Handle or attempt to alter the position of any cable.

REMEMBER THAT A DAMAGED CABLE MAY CAUSE EXTENSIVE LOSS OF SUPPLIES, MAKE EXPENSIVE REPAIRS NECESSARY AND CAUSE SERIOUS OR EVEN FATAL INJURY.

IF IN DOUBT ASK SCOTTISH & SOUTHERN ELECTRICITY NETWORKS

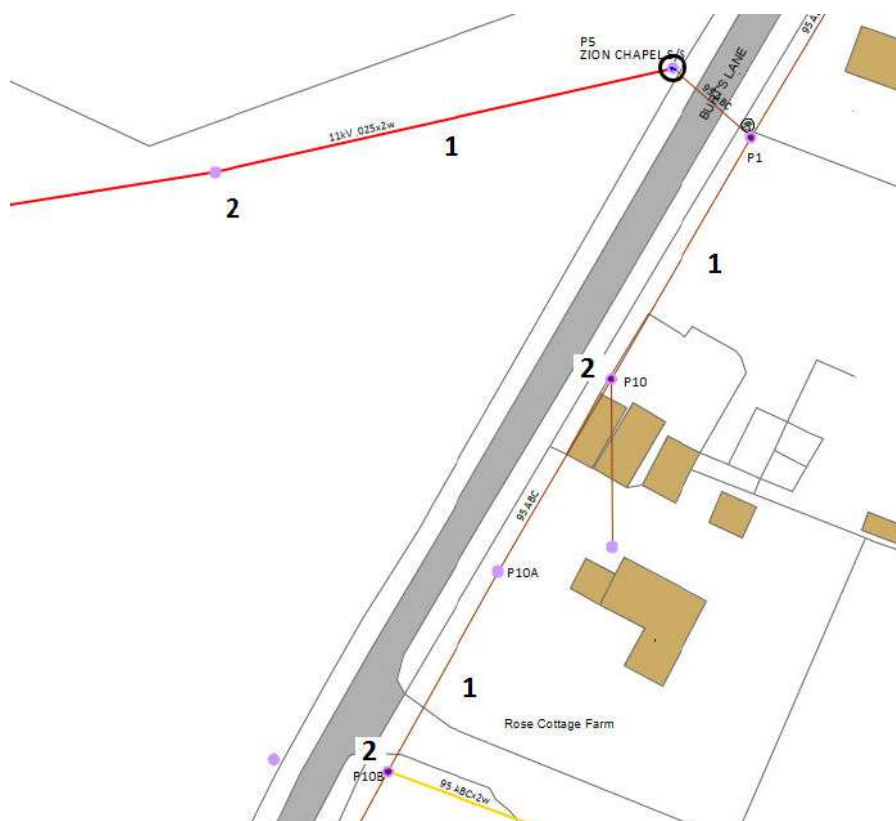
UNDERSTANDING THE INFORMATION ON THE PLANS.

AVERAGE DEPTH OF CABLES: Footpaths 0.6 metres
 Road Crossings 0.75metres

NB These depths are only approximate, depths may vary. It should also be noted that surface levels can change subsequent to the cables being laid.

Mains records symbols definitions and examples:

A) Overhead lines & Poles – These are depicted as follows:



1. Overhead Line – These can be either High Voltage or Low Voltage, colour denotes voltage.
2. Poles.
3. Pole Mounted Transformer.

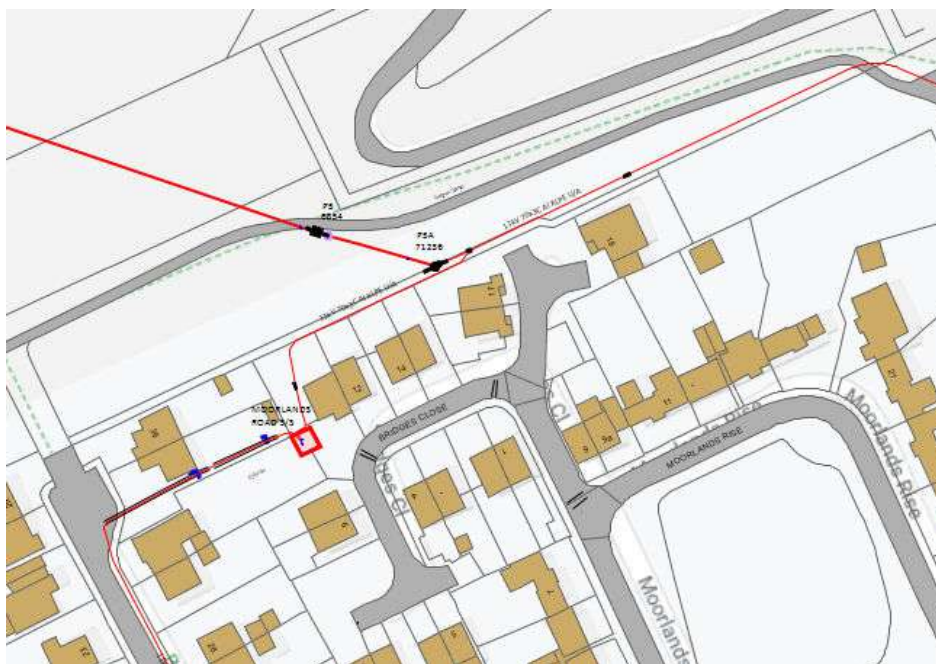
B) Typical example of Low Voltage cable records:



1. Sub Station
2. Low Voltage Underground cable.
3. Link Boxes: This is a box with a manhole cover marked as belonging to Scottish & Southern Energy containing links. Either two or four cables will lead away from a link box.
4. Straight Joint: This is where two separate cables are joined together.
5. Breech Joint: This is where another cable is attached to the main.
6. Pot End: This is the end of the cable. In certain circumstances service cables to properties can be taken from the pot end. These services may not be shown on the plans.
7. Road crossing duct where a cable is routed under a path or road.
8. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
9. Overhead line.
10. Street Lamps.

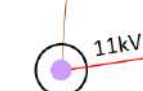
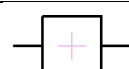
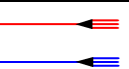
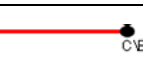
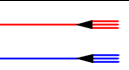
11. Services to properties: The service cable to an individual property are not always shown on the mains records that Scottish & Southern Electricity Networks supply. In some cases, a service can be looped from an adjacent property.

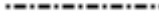
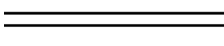
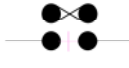
C) Typical example of High Voltage cable record.

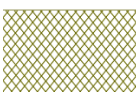


1. Sub Station
2. High Voltage Underground cable – Colour denotes voltage.
3. Straight Joint: This is where two separate cables are joined together.
4. Breech Joint: This is where another cable is attached to the main.
5. Cable terminations/Pole Box: Where underground cables are connected to overhead lines
6. Overhead Switch.

GIS ELECTRIC SYMBOLS

Service cable		Single Poles	
LV Mains		H Poles	
LV Mains and Services (Split Phase)		3 Poles	
2-3.3kV		Tower	
6.6kV		Pole Mounted Transformer	
11kV		Circuit Breaker	
22kV		Switch Disconnecter/ OH Air Break	
33kV		Pole Box	
66kV		Straight Joint	
132kV		Mains Breech Joint (Tee)	
275kV		Service Breech Joint	
320 kV		Trifurcating Joint	
400kV		Pot End	
Fibre Optic		Capped End	
Pilot Cable		Sealing End	

Assumed Route		Surge Diverters	
Out of Service		Pillar	
Service Connector Joint		Substation	
Overhead Connector		Non Electrical Item	
Wall Box Joint		Street Furniture	
Flying Stay		LV Link Box	
Stay		LV Supply Point	
PME Earth		Oil Pipeline	
Neutral Earth		Gas Pipeline	
Ducting		Areas of Outstanding Natural Beauty	
Pit		National Park	
Embedded Network		Borehole	
Other Network		ASLs	
Water Extraction Point		Sensitive Waterway	

Source Protection Zone		Site of Special Scientific Interest (SSSI)	
Vulnerability Zone		National Nature Reserve (NNR)	
Access		RAMSAR Special Area of Conservation (SAC)	
Ownership		Special Protection Area (SPA)	
Monuments		Ancient Woodland	
Flood Area		Restricted Access	

ADVISORY NOTICE

SUPPLIER UPDATE: Utility Assets

On 10/02/2020, an enquiry was sent to Utility Assets' plant record department. As of the date of issue of this Utilities Report, we have not received a formal response from Utility Assets in regards to owning any equipment on this site. Utility Assets have however advised the following:

"Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd"

If a formal response is received within 3 months of the date of this search it will be forwarded onto you as per our usual service. However, without formal communication from Utility Assets it remains unconfirmed that your site will not be affected by their network. Utility Assets will not acknowledge receipt of this enquiry, or any subsequent queries, unless their network will be affected.

Terms and Conditions

Full Terms and Conditions can be found on the following URL:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Please note that Utilities Reports have a validity of 3 months from the date of purchase.

If you experience difficulties accessing our Terms and Conditions, please telephone our Customer Service Team on 0844 844 9966.

CHECKED



ATKINS

The Hub, 500 Park Avenue
Aztec West
Bristol
BS32 4RZ

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Tel: 0870 888 3116 Opt 2

Plant Enquiry Ref: VM.1159093
Letter Date 10.02.2020
Your Ref: 83279
Date: 11.02.2020

Dear Sir/Madam,

Enquiry Location: Site off Eldon Road, Reading RG1 4DJ.

Thank you for your enquiry regarding work at the above location.
I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted we must agree a specification of works and provide a detailed estimate of costs. The costs are £720 (Business) or £240 (Residential) Inc VAT and the charge applies to each individual scheme requested. Both the estimate and specification will be sent to you within 25 working days of when the payment was received.

This initial payment will cover the following: -

- Detailed site visit by an experienced planning engineer.(Up to 10 hours planning time)
- Detailed specification of works.
- Detailed breakdown of costs.

Payment is required in advance for the estimated cost of detailed design work and the charge applies whether or not your works proceed. Please supply us with your payment and a copy of your plans or drawings and quote 'Our Ref' as above.

The address to send the cheque is:

Diversiory Works, Virgin Media, 1 Dove Wynd, Strathclyde Business Park Bellshill ML4 3AL

Or if you prefer to talk, please call the Diversiory Team on: 0800 408 0088 Option 1

Should your request be in relation to a Residential New Development, Virgin Media would like the opportunity to assist with your diversionary quote and serve your site free of charge, offering your customers the fastest widely available broadband speeds on the market up to 500Mbps.

For Commercial New Developments our team can also be reached through the below link, ensuring future businesses to your site are connected to our fibre network.

Simply head over to www.virginmedia.com/developer to fill in the enquiry form, and a member of our New Developments team will be in touch within 48 hours.

You will also find useful information about additional benefits to you and your site, plus a handy 'developers guide' can be downloaded with detailed installation requirements.

Or if you prefer to talk, please call the Diversiory Team on: 0800 408 0088 Option 2

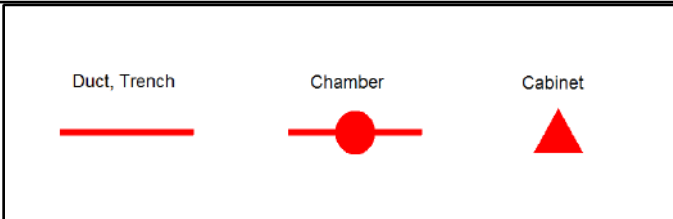
Yours faithfully

National Plant Enquiries Team,



(c) Crown copyright and database rights 2020 Ordnance Survey 100019209 Date: 11/02/20 Scale: 1:2011 Map Centre: 472486,173200 Data updated: 06/01/20 Telecoms Plan A4

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



bharath.gowda@virginmedia.co.uk
VM.1159093



CHECKED

From: Harshita K S
Sent: 13 February 2020 12:03
To: Utility Solutions GDC Requests
Subject: RE: Plant Enquiry - 83279 - Site off Eldon Road, Reading - Please respond by 19/02/2020
Attachments: 83279.pdf; Special Requirements.pdf

Please accept this email as confirmation that Vodafone: Fixed **does** have apparatus within the vicinity of your proposed works detailed below.

Please see attached network information.

Please also note that according to our records there is leased and/or third party network within your proposed works. . So, we strongly recommend you contact all other utility providers to gather the extent of services within that area. Unfortunately, we are unable to advise who the plant is leased to or who the third party is.

IMPORTANT - PLEASE READ = Your Next Step?:-

Where apparatus is affected and requires diversion, please send all the scheme related proposals that affects the Vodafone Network to c3requests@vodafone.com with a request for a 'C3 Budget Estimate'. Please ensure you include a plan showing proposed works. (A location plan is insufficient for Vodafone to provide a costing). These estimates will be provided by Vodafone directly, normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option). Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered.

If you require a quote for new development, commercial site connections - please email your requirements and associated plans to c3requests@vodafone.com and a budget estimate will be returned, within 10 working days of receipt.

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com



ATKINS working on behalf of Vodafone: Fixed

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.



Please consider the environment before printing this e-mail





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License 100031653

Legend

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



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

Plot Date : 13/02/2020	Scale : 1:1250
------------------------	----------------

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

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



Special Requirements relating to the External Plant Network of Vodafone

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1. Introduction

This document sets out the procedure that will apply when Other Parties intend or are undertaking works in the vicinity of Vodafone apparatus (see Appendix B for further information on what constitutes Vodafone apparatus).

2. Purpose of document

This document provides a means by which the Vodafone specific special requirements relating to their apparatus, regardless of it being situated in the public highway / road, private street, land or any other areas, is made aware to Other Parties.



3. Scope

This document will be presented to Other Parties or Contractors to encourage those undertaking works within the vicinity of Vodafone apparatus to refer to and comply with. This is in order to protect where necessary the Vodafone apparatus and to avoid damage to the apparatus and loss of service.

A National Joint Utilities Group (NJUG) document NJUG Volume 3 Guidelines on the Management of Third Party Cable Ducting provides useful reference material.

It should be noted that, where appropriate, additional information on avoiding danger from underground apparatus is contained within the HSG47 guidance book titled "Avoiding Danger from Underground Services."

4. Vodafone Network and Apparatus

Damage to Vodafone apparatus is extremely disruptive and can be expensive to repair, especially where long lengths of cable have to be replaced.

In order to maintain the network integrity and minimise disruption to service, it is essential that disturbances are absolutely minimal. When working within the vicinity of Vodafone apparatus, extreme care is necessary in order to avoid costly repairs. The Other Parties / Contractor shall make every effort to ensure that disturbance of Vodafone apparatus is no more than is absolutely necessary for the completion of the works in accordance with their contract. It should be noted that it is an offence to interfere with Vodafone apparatus without first contacting the company for advice.

5. Plant records

It is the responsibility of the Other Parties undertaking works which may affect Vodafone apparatus to obtain all relevant Vodafone plant records from our agent Atkins Global prior to works commencing. This may be done by contacting the Atkins Global Plant Enquiries Team listed in Appendix B.

Plant records for such enquiries will generally be provided within 10 working days of receipt and in compliance with the New Roads and Street Works Act 1991 [NRSWA] requirements.

6. Definitions

The following definitions are applicable in this document:

- a) **Apparatus** - means all surface or sub-surface equipment and plant used by Vodafone including any associated cables or ducts owned, leased or rented by Vodafone.
- b) **Cable** - means any polythene or other sheath containing optical fibres or metallic conductors.
- c) **Depth of cover** - means the depth from the surface to the topmost barrel of the duct nest, in the case of ducts encased in concrete, to the top of the concrete, and in the case of directly buried cable, the top of the cable.
- d) **Jointing chamber** - means any manhole, surface box or other chamber giving access to Vodafone apparatus or their network.
- e) **Utility** - means an organisation licensed to provide gas, water, electricity, Cable TV or telecommunications services.
- f) **Developer** - means an organisation licensed to develop industrial/residential premises or given license to connect to utility apparatus.



- g) **Contractor** - means the individual, firm or company contracted to undertake the work for a Utility or Other Parties.
- h) **Other Parties** - means the Utilities, Highway or Roads Authorities, Developers, Street/Roads Authority Section 50/109 licensees
- i) **Site** - means the location of, or in the vicinity of, the various works.

7. Requirements

Prior to commencing any work or moving heavy plant or equipment over any portion of the site, the Other Parties or Contractor shall notify Vodafone of their intentions. This may be done by contacting Vodafone via the contact list in Appendix B.

Upon receipt of this notification, Vodafone will identify if their apparatus is affected. If any Vodafone apparatus is affected by the works then they will arrange for the necessary records to be provided and confirm details of Vodafone apparatus and network operated within the affected area or adjacent to the proposed work site.

7.1 Location of Plant

It is the responsibility of the Other Parties or Contractors to undertake adequate plant location procedures. These may include searches for metallic cables which must be performed by actively inducing a signal in a cable conductor via a transmitter. A passive search is not considered sufficient.

Before applying a tracing signal to the Vodafone apparatus, the Other Parties or Contractors shall seek confirmation from Atkins Global that the Vodafone apparatus will not suffer any disruption to its networks normal workings as a result of the nature of the signal being induced.

7.2 Trial excavations

Optic fibre cables are very susceptible to damage from excavation tools. They are not electrically conductive and cannot be located by radio induction methods. Once an approximate location is known, the exact location must be ascertained by means of hand dug pilot holes. Where the work to be carried out by the Other Party or Contractor involves excavation in the vicinity of our apparatus, the Other Party or Contractor shall, by trial excavation at his own expense, determine the exact location and depth of the Vodafone apparatus. All excavations adjacent to the Vodafone apparatus are to be carried out by hand until the extent and /or location of the apparatus is known.

All excavation work shall be executed in accordance with the current issue of Health and Safety series booklet HSG47, Avoiding danger from underground services.

8. Depths of cover

The Other Party or Contractor should note that the minimum depths of cover for Vodafone apparatus shall be maintained together with specified separation requirements. Where the minimum depths of cover specified by Vodafone cannot be maintained, the Other Party or Contractor shall at their own expense, carry out the instructions of Vodafone requirements for the protection or diversion of their apparatus.

The Other Party or Contractor should have particular regard to the possibility of encountering Vodafone apparatus (including ducts and cables), at depths of cover other than that reported.

Surface cables (such as cables on bridges or walls) which are liable to be placed in danger from the Other Parties or Contractors works shall be protected, at the Other Parties expense, as directed by the Vodafone representative.



9. Separation

Reference should be made to HSG47 to ensure that adequate separation is achieved. The following details outline the specific requirements of Vodafone and capture the HSG47 requirements.

9.1 High voltage cables

High voltage single core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 500 mm.

High voltage multi-core cables of 1000 V and above shall have a minimum clearance from Company Apparatus of 350 mm.

In exceptional circumstances where the above clearances cannot be maintained, the separating distance may be reduced to a minimum of 175 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the High Voltage cable and the Company Apparatus, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.2 Low voltage cables

Low voltage cables of less than 1000 V shall have a minimum clearance from Company Apparatus of 180 mm. In exceptional circumstances where the above clearance cannot be maintained, the separating distance may be reduced to a minimum of 75 mm. In such circumstances, concrete, of a quality as directed by the Company Representative, must be inserted to completely fill the space between the services, in accordance with the requirements of the Company Representative. Any further services must have a minimum clearance of 250 mm from the concrete.

9.3 Ancillary electrical apparatus

Street furniture such as lamp posts, traffic posts and other such ancillary electrical apparatus shall have a minimum clearance of 150 mm from underground Company Apparatus and 600mm clearance from above ground Company Apparatus.

9.4 High pressure gas mains and other Undertakers plant/equipment

High pressure gas mains shall have a minimum clearance of 450 mm from Company Apparatus. All other undertakers' plant and equipment, when running in parallel with Company Apparatus, shall have a minimum clearance of 200mm. Where gas mains cross Company Apparatus, the minimum clearance shall be 200mm. All other undertakers' plant and equipment, when running across Company Apparatus, shall have a minimum clearance of 100 mm. NJUG Volume 1, Guidelines on the positioning and colour coding of underground utilities' apparatus refers.

9.5 Other Undertakers plant

Other undertakers' plant and equipment which runs in parallel with Company Apparatus shall have a minimum clearance of 200mm. All other undertakers' plant and equipment when running across Company Apparatus shall have a minimum clearance of 100mm.

9.6 Tramways

Each separating distance shall be individually agreed with the Company Representative.



10. Jointing chambers

10.1 Protection

Footway type jointing chambers are not designed to withstand carriageway loadings.

Where such chambers are liable to be placed at risk, either temporarily or permanently, from vehicular traffic or from the movement of plant and/or equipment, they will need to be adequately protected. Alternatively, they may have to be demolished and rebuilt to carriageway standards, at the Other Parties or Contractors expense under supervision of Vodafone representative.

All Vodafone jointing chambers and / or other access points shall be kept clear and unobstructed. Access for vehicles, winches, cable drums and / or any further equipment required by Vodafone for the maintenance of its apparatus, must be maintained at all reasonable times.

10.2 Access

The covers to Vodafone jointing chambers and / or apparatus shall only be lifted by means of the appropriate keys and under the direct supervision of a Vodafone representative. Other Parties or Contractors shall not enter any Vodafone jointing chamber and / or apparatus unless under the supervision of a Vodafone representative and in any case not before the mandatory gas test has been carried out in the presence of Vodafone representative and such checks have shown it to be safe to enter the Vodafone chamber and / or apparatus. The Other Parties or Contractors shall be given reasonable access to Vodafone apparatus and chambers when required.

11. Notification periods

Where the Other Parties or Contractors works or the movement of plant or equipment may endanger Vodafone apparatus, the Other Party or Contractor shall give the Vodafone **at least 7 working days'** notice in writing of the intended date to commence operations.

No excavation should be made without first consulting the relevant Vodafone apparatus layout drawings, which will be made available from the Vodafone agent Atkins Global on request and allowing 28 working days for processing the relevant drawings. However, should this not be possible, direct contact should be made to the Atkins Global Plant Enquiries Team as soon as possible to assess the situation.

When excavating, moving or backfilling (including use of Foamed Concrete for Reinstatements— FCR) around Vodafone apparatus, Vodafone shall be given adequate prior written notice of the Other Parties or Contractors intentions, in order that the works may be adequately supervised. Such notice shall not be less than 3 working days.

12. Excavation and backfill

All excavations adjacent to Vodafone apparatus are to be carried out by hand until the extent and or location of the Vodafone apparatus is known.

Use of mechanical borers and / or excavators shall not be used without the supervisory presence of a Vodafone representative or a given exemption.

Shuttering of the excavation or support to Vodafone apparatus, at the Other Parties or Contractors expense, shall be used as directed by the Vodafone representative.

At least 7 working days' notice must be given to Vodafone in order that any special protective measures which may be required to protect Vodafone apparatus, at the Other Parties or Contractors expense, when equipment such as pile driving, explosives, laser cutting high powered RF equipment or RF test gear, is to be used in conjunction with the works.



Other Parties or Contractors are advised to refer to the National Joint Utilities Group publication: NJUG Volume 1- Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus

13. Foam concrete

If foam concrete is being used as the backfill material, it shall not be used either above or within 500 mm of any Company Apparatus. A suitable material in accordance with the specification for the Reinstatement of Openings in Highways shall be substituted.

14. Attendance of Company Representative

If a situation requires the attendance on site of a Vodafone representative for a continuous period of more than 6 hours, suitable facilities shall be provided by the Other Party or Contractor, at their expense, to meet the office and ablution requirements. If a situation arises that requires urgent attention Vodafone will endeavour to attend site within 2 hours for all other occasions arising, 24 hours.

15. Damage reports

In the event of any damage whatsoever occurring to Vodafone apparatus, the Other Party or Contractor shall immediately inform Vodafone by contacting their 24/7 number , (for contact details please refer to Appendix A).

All relevant costs of any subsequent repair and / or removal of the Vodafone apparatus shall be charged to the Other Party or Contractor, irrespective of who affects the repair.

The above requirements do not relieve the Other Party or Contractor of any of their obligations under their contract.



16. Appendix A – Street Works Team Contacts for Vodafone

Function	Address	Phone	Email Address
Streetworks Team	Vodafone Damage Claims, Pavilion 4, 1-2 Berkeley Square , 99 Berkeley Street Glasgow G3 7HR	0333 304 0759	utilitiescentre@vodafone.com
Customer Complaints	n/a	0333 304 0762	n/a
Liability Claims Or Damage to Vodafone Apparatus	Vodafone Damage Claims, Pavilion 4, 1-2 Berkeley Square , 99 Berkeley Street Glasgow G3 7HR	0333 304 1104	claims@vodafone.com
Diversionary Works C2	Atkins Global, The Hub, 500 Park Avenue, Aztec West, Bristol, BS32 4RZ	T: 01454 662881	osm.enquiries@atkinsglobal.com
Diversionary Works C3/C4 Escalations	Smale House, Floor 2E, 114 Great Suffolk Street, London, SE1 OSL	+44 13446 02635	c3requests@vodafone.com
Emergencies 24 Hour – Defects & Faults	n/a	0333 304 0762	n/a
Plant Enquiries Vodafone inc: Cable & Wireless; Mercury Communications; Thus Plc; Energis; Scottish Telecom; Your Comms; Norweb Comms	Atkins Global, The Hub, 500 Park Avenue, Aztec West, Bristol, BS32 4RZ	T: 01454 662881	osm.enquiries@atkinsglobal.com



17. Appendix B – What constitutes Vodafone Network

Vodafone own fibre network dedicated to business and residential users of telecommunications and has an international cable network that provides connectivity to 153 countries, either directly or indirectly through partners, reaching across the Atlantic Ocean, through Europe and on to India and throughout Asia. Spanning approximately 500,000 km in length, including interests in more than 69 major global cable systems, our next-generation network improves the quality and performance of telecommunications services through our use of advance optical and IP transmission.

In the UK & Ireland Vodafone's overall network includes the following legacy networks now owned through acquisitions or Company name changes.

Below are examples of what you could see on the streets and should be aware of:



Vodafone Limited



Cable & Wireless U.K





Mercury Communications Limited



Energis Communications Limited



Thus plc





Scottish Telecom



Your Communications





Norweb Communications



Our apparatus is installed in roads and streets of UK and Ireland, however in some places is undistinguishable from other operators' apparatus, for example in City Centres where high quality infill modular paving chamber covers are found; some with labels and some without.

See below as examples:





The apparatus shown here is now owned, maintained and still in operation by Vodafone and includes.

Vodafone Limited

Cable & Wireless U.K

Mercury Communications Limited

Energis Communications Limited

Thus plc, now Thus Group Holdings Limited

Your Communications Group Limited

Please see the Contact Details in Appendix A for Plant Enquiries and help on site.



18. About this Document

Content Owner

Changes since last version

Reformatted using the current Vodafone template to include updated Contact Details .

End of Document