

UTILITIES ASSESSMENT

71 – 73 Caversham Road, Reading, RG1 8JA

RCEF74716
Utilities Assessment
001
16 October 2019

REPORT

Quality Management

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001	Draft	Naomi Ward	Daniel Percival	Matthew Bell	September 2019
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Approval for issue

Matthew Bell

16 October 2019

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1 INTRODUCTION

- 1.1 RPS has been commissioned by S2 Caversham Ltd to prepare a Utilities Assessment to support the planning application for a mixed use development at 71 – 73 Caversham Road.
- 1.2 This Utilities Assessment has been prepared in order to assess the capacity of the surrounding utilities network to accommodate the proposed development.
- 1.3 This report is compiled using the information obtained from the following main local utility service providers:
 - Thames Water (TW);
 - Scottish and Southern Electricity Networks (SSEN);
 - SGN; and
 - British Telecom (BT).
- 1.4 Each provider had been asked to provide written confirmation that the surrounding network has sufficient capacity to serve the proposed development. The utility companies have reviewed their own records and maps of the immediate vicinity and consider the existing loadings on the surrounding network.
- 1.5 Once the existing network has been reviewed, the providers have established the feasibility of using existing infrastructure to serve the proposed development, and where required, identified the extent of upgrade/ reinforcement works and associated costs that may be required to serve the development.
- 1.6 In an event that the surrounding network does not have sufficient capacity, the provider has been instructed to provide a budget estimate for any upgrade works that will be required to accommodate the proposal..
- 1.7 An additional search has been undertaken to establish the presence of any infrastructure owned or operated by other local utility providers.
- 1.8 Information received from the utility providers is included within the appendices of this report.
- 1.9 It should be noted that:
 - Plans provided from utility providers are indicative only and the location of services should be confirmed on site via a site survey;
 - The responses received will typically be valid for a 12 month timeframe from the response date; and
 - Further, detailed connection applications will be required in line with specific utility provider requirements.
- 1.10 The relevant pre-planning queries were submitted on the basis of the most up to date plans at the time (i.e. redevelopment of existing building to provide 44 residential units and commercial use on the ground floor). The plans provided were produced by JTP Studios (Drawing reference: 01662).

2 EXISTING SITE AND PROPOSED DEVELOPMENT

- 2.1 The site is located within Reading Borough Council area at National Grid Reference SU 71243 74038. The site is located within a predominantly commercial setting. The application site is approximately 0.15 hectares in size and is located south of Northfield Road and west of Caversham Road.
- 2.2 The existing site is occupied by a vacant retail warehouse which was previously in use as a DIY/Ironmongers supplies. This vacant retail warehouse occupies the majority of the site and will be demolished as part of the proposed development.
- 2.3 There are also two small office buildings to the west of the site which are to be retained.
- 2.4 It is understood that the application seeks planning permission for the redevelopment of the vacant retail warehouse for commercial and residential purposes. Commercial usage is proposed on the ground floor comprising of a retail unit (238.6 m²), a residential lobby (15.7m²), a cycle store (37.6 m²), a refuse store (33.3 m²), a store room (4.5 m²) and two plant rooms (33.2 m² in total).
- 2.5 Residential use is proposed across the first to 6th floor. In total, 44 residential units comprising of a mixture of one, two, three- and four-bedroom apartments are proposed.
- 2.6 The proposed development plans are included in **Appendix A**.

3 GAS

- 3.1 SGN are responsible for the supply of gas within the vicinity of the site.
- 3.2 SGN have provided an asset location plan which identifies the location of gas mains within the vicinity of the site. The asset location plan identifies the presence of a low-pressure gas main located in the west of the site immediately east of the existing two small office buildings. This gas main is identified as being connected to a low-pressure gas main within Northfield Road and Caversham Road. A medium pressure gas main is also located within Northfield Road.
- 3.3 The onsite gas mains are identified as:
- 63 PE LP Main.
- 3.4 The offsite gas mains are identified as:
- 125 PE LP Main (approximately 5 m north);
 - 400 PE MP Main (approximately 6 m north);
 - 180 PE LP Main (IN 8" CL) (approximately 5 m east);
 - 100 PE MP Main (approximately 10 m north).
- 3.5 At this stage it is understood that the proposed development will likely be heated with electricity therefore at this stage, there will be no requirement for a gas connection. As such, a capacity enquiry has not been submitted to SGN to confirm if the existing network has enough capacity to supply the proposed development. In the event that a gas connection is required, consultation with SGN will be required to confirm capacity of the existing gas network.
- 3.6 All correspondence and information provided by SGN is included as **Appendix B**.

4 ELECTRICITY

- 4.1 Scottish and Southern Electricity Networks (SSEN) are responsible for the supply of electricity within the vicinity of the site.
- 4.2 SSEN have provided asset location plans to show the location of their assets in proximity to the site. The plans indicate the following onsite assets to be located within the vicinity of the site:
- Low Voltage (LV) 95 Consac 0.2 x 4C north west of the site.
- 4.3 No existing High Voltage cables are shown within the site boundary.
- 4.4 The plans indicate the following High Voltage (HV) offsite assets to be located within the vicinity of the site:
- HV 11 kV 240 x 3C (approximately 10 m north of the site);
 - HV 11 kV 0.2 x 3C (approximately 10 m north of the site);
 - HV 11 kV 0.2 x 3C (approximately 5 m east of the site);
 - HV 33kV 400 x 3C (approximately 10 m east of the site).
- 4.5 The plans indicate the following Low Voltage (LV) offsite assets to be located within the vicinity of the site:
- LV 185 Wavecon 0.25 x 4C (approximately 5 m east of the site);
 - LV 0.2 x 4C (approximately 10 m north of the site).
- 4.6 A capacity enquiry has been submitted to SSEN to confirm if the existing network has enough capacity to supply the proposed development.
- 4.7 SSEN have since responded and provided a budget estimate for serving the proposed development.
- 4.8 Within their response, SSEN have made the following assumptions:
- *“SSEN have assumed that there is no need for reinforcement works to accommodate the new connections, however, this may not be the case. SSEN can include these costs (or confirm that none apply) if the developer pays for a feasibility study or requests a firm quotation from SSEN.*
 - *All on site excavation and reinstatement will be provided by the developer.*
 - *All internal containment for rising mains cables (flats) will be provided by the developer.*
 - *SSEN will need to install a new Distribution Substation on a 4m x 4.5m plot. The land for this is to be provided by the developer at no cost to SSEN.*
 - *SSEN’s initial proposal includes installing cable on third party land. Legal consent, from third parties, may not be readily forthcoming and could cause delays in providing the developers connection. This may also affect the cost for the proposed connection.*
 - *Some Highway Authorities are proposing to introduce “Lane Rental Charges” where Utility Companies carry out excavations in the Public Highway. These costs will be passed through to the developer, together with a small administration cost, should this affect the developers connection. This charge has not been included in this estimate.*
 - *For confirmation of the load availability on the network the developer can choose to apply for a network feasibility study, which is a chargeable service.*
- 4.9 SSEN have provided a budget estimate for carrying out the following works.

- *Install a 500kVA substation to provide the supply requested.*
- *Lay 2 x 60m of HV XLPE cable to loop in and out the new 500kVA substation.*
- *Lay 55m (40 + 15 for the spares) of 4C Wavecon cable and 15m of service cable and terminate in 44 x 100A single phase cut-outs and 2 x 100 A three phase cut-outs to provide the supplies requested.*
- *Customer to undertake all on-site excavations. SSEN to undertake all off-site excavations. Customer to provide the concrete base for the substation. Earthings to be TN-S for all supplies.”*

- 4.10 Verbal correspondence was undertaken with SSEN to confirm the next steps required in order to obtain a more detailed quotation that would include an estimation of costs for any potential reinforcement works that might be required. In order for SSEN to provide a formal quotation, confirmation of the exact kVa's for each flat, confirmation of the landlords supply and abnormal loads (for example lifts) would be required to produce a formal quotation. Based on the approximate proposed loads at the site (based on current plans) the likely initial costs of a formal quotation could be approximately £1,342 excluding VAT.
- 4.11 A feasibility study can be carried out by SSEN to provide an indication of whether reinforcement works to accommodate the new connections would be required. This study can take up to 65 working days to be completed and could cost approximately £600 excluding VAT.
- 4.12 All correspondence and information provided by UK Power Networks is included in **Appendix C**.

5 SEWERAGE AND POTABLE WATER

- 5.1 Thames Water (TW) are responsible for the provision of foul and surface water sewers and clean water mains in this area.

Foul Water Sewerage

- 5.2 TW Asset Location Plans (included as **Appendix D**) identify the following foul water features within the vicinity of the site.
- 5.3 Two foul sewers were noted running through the centre of the site. One manhole is noted on the northern site boundary along the sewer run noted on the site. No cover levels or invert levels were identified associated with this manhole on the plan.
- 5.4 TW Asset Location Plans identify the following foul water features in the area immediately surrounding the site.
- A 225 mm diameter foul sewer is noted located within Northfield Road approximately 5 m north of the site.
 - A 300 mm diameter foul sewer and manhole is noted located within Caversham Road approximately 5 m east of the site. No invert or cover levels were identified on the plan associated with the manhole.
- 5.5 A pre-development enquiry has been undertaken with TW in relation to the discharge of foul water generated from the proposed development into the existing foul water network. TW have since responded on the 13th August 2019 (with their response included as **Appendix D**) and have identified that:
- *“There will be sufficient supply capacity to serve your development”.*

Surface Water Sewerage

- 5.6 TW Asset Location Plans (included as **Appendix D**) identify the following surface water features within the vicinity of the site:
- A surface water sewer located within Northfield Road. No sewer diameters, cover or invert levels were identified on the plan associated with this run;
 - A surface water sewer and manhole located within Caversham Road. No sewer diameters, cover or invert levels were identified on the plan associated with this run.
- 5.7 A pre-development enquiry has been undertaken with TW in relation to the discharge of surface water generated from the proposed development into the existing surface water network. TW have since responded on the 13th August 2019 (with their response included as **Appendix D**) and have identified the following:
- *“Discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven not to be viable.*
 - *In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.*
 - *Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public surface water/combined sewer network.*

- *Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.*
- *Management of surface water from the site should follow policy 5.13 of the London Plan, development should 'aim to achieve greenfield run-off rates' utilising Sustainable Drainage and where this is not possible information explaining why it is not possible should be provided to both the LLFA and Thames Water.*
- *Typically greenfield run off rates of 5 l/s/ha should be aimed for using the drainage hierarchy."*

5.8 Further correspondence was undertaken with Thames Water on the 14th August 2019. In regard to discharge of surface water generated from the proposed development into the existing surface water network, Thames Water stated the following:

- *"If your proposal is to provide a restriction to surface water flows to a max 2 l/s were before no restriction existed; this could be classed as betterment.*
- *Your design will still have to follow the surface water drainage hierarchy and if connection to a surface water sewer is the only alternative provide attenuation within your site for exceedance flows."*

Potable Water

5.9 TW Asset Location Plans (included as **Appendix D**) identify the following clean water assets within the vicinity of the site:

- A 6 inch diameter distribution main and pressure control/ valve located within Northfield Road (approximately 5 m north of the site);
- A 3 inch diameter distribution main located within Northfield Road (approximately 10 m north);
- Two 6 inch diameter distribution mains located within Caversham Road.

5.10 A pre-development enquiry has been undertaken with TW response in relation to the supply of clean water for the proposed development. Their response was received on the 23rd August 2019 and stated that:

- "There will be sufficient supply capacity to serve your development".

5.11 The TW response is included within **Appendix D**.

6 BRITISH TELECOM

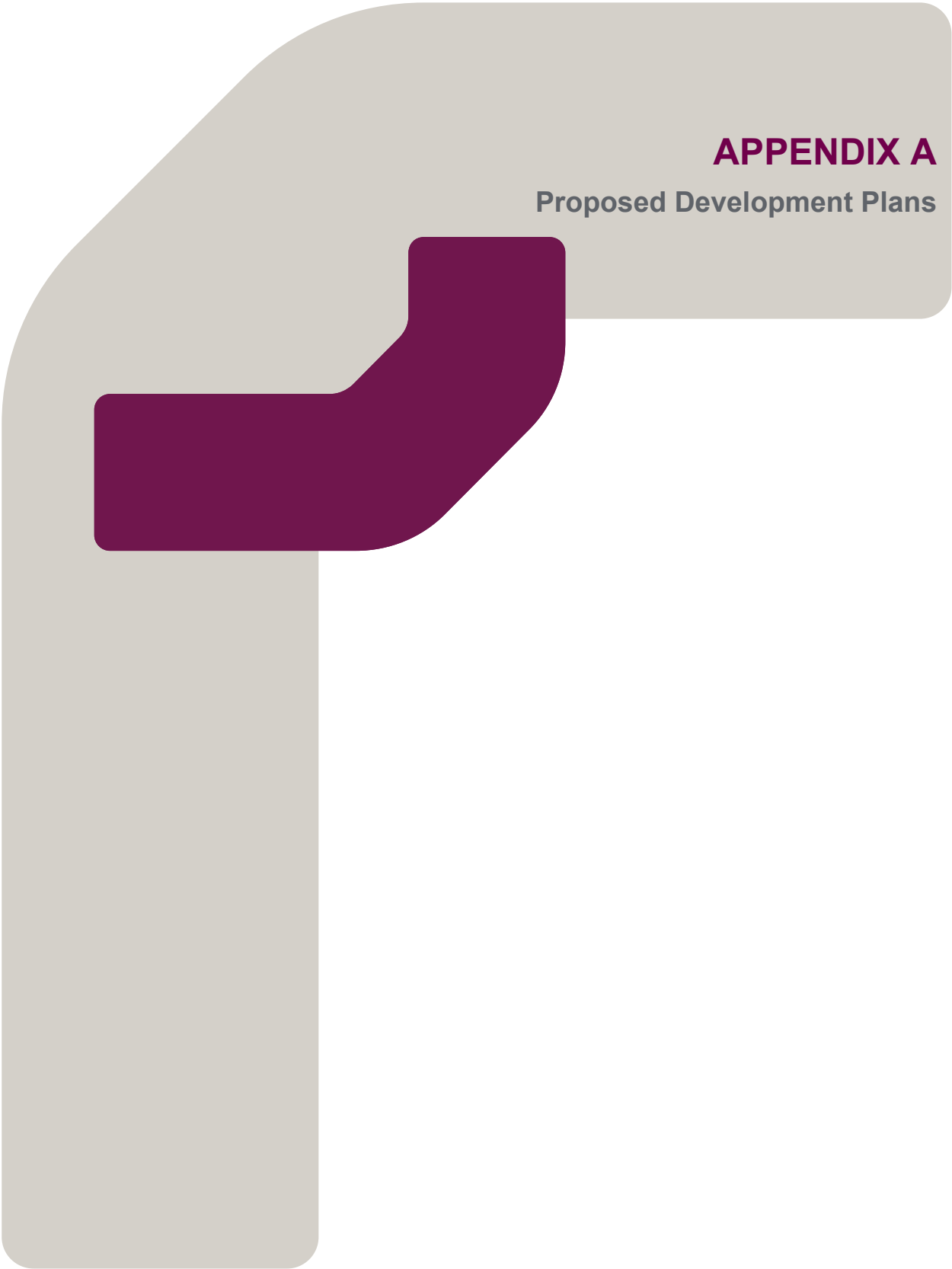
- 6.1 BT Openreach (BT) are the regional telecommunications operators for this site. Based on the available plant records (included as **Appendix E**) there are existing BT services present at the site and in close proximity to the site. BT connections are shown within the site boundary and crossing the site.
- 6.2 A Land Enquiry has been submitted to BT to confirm if their existing infrastructure will be able to service the proposed development.
- 6.3 The BT website advises that they will deploy FTTP (Fibre to The Premises), free of charge, into all new housing developments of 30 or more homes.
- 6.4 A formal response from BT regarding the site was received on the 11th August 2019 and is described below:
- *“Openreach will deploy FTTP, free of charge, into all new housing developments of 30 or more homes.”*
- 6.5 Further verbal correspondence was undertaken with BT on 3rd September in order to find out whether the commercial element of the development at ground floor would also receive the FTTP, free of charge. BT verbally confirmed that the commercial element would also receive the FTTP free of charge as the infrastructure that would need to be installed to serve the proposed 44 residential units would be serving the whole building and therefore could readily include the ground floor of the building.
- 6.6 Correspondence with BT is included as **Appendix E**.

7 ADDITIONAL SERVICE

- 7.1 RPS has contacted the following services to see whether their infrastructure would be affected by the proposed development. Any service providers that have responded 'yes' to being potentially affected by the proposed development, have provided plans to show the location of their assets in proximity to the site boundary. These have been included in **Appendix F**.
- 7.2 The location of services within the site should be confirmed via an appropriate survey prior to the commencement of any construction works.

Company	Utility / Service	Affected – yes / no
BT	Communications/fibre optic equipment	YES (Correspondence included in Appendix F)
CenturyLink Communications UK Limited	Communications/fibre optic equipment	NO
CityFibre	Utility Contractor	NO
Colt	Communications/fibre optic equipment	NO
Energetics Electricity	Communications/fibre optic equipment	NO
ENGIE	Communications/fibre optic equipment	Not in a postcode of interest
GTC	Plant/Equipment	NO
KPN (c/-Instalcom)	Communications/fibre optic equipment	NO
Mobile Broadband Network Limited	Communications/fibre optic equipment	NO
Scottish and Southern Energy	Plant/Equipment	YES (Correspondence included in Appendix C)
SGN	Gas	YES (Correspondence included in Appendix B)

Company	Utility / Service	Affected – yes / no
Sky UK Limited	Communications/fibre optic equipment	NO
Sota SOTA.	Utility Contractor	NO
Teliasonera	Communications/fibre optic equipment	NO
Thames Water	Sewer and Clean Water Provider	YES
Utility assets Ltd	Plant/Equipment	NO
Verizon Business	Communications/fibre optic equipment	NO
Virgin Media	Communications/fibre optic equipment	Yes (Correspondence included in Appendix F)
Vodafone	Plant/Equipment	Yes (Correspondence included in Appendix F)
Zayo Group UK Ltd c/o JSM Group Ltd	Communications/fibre optic equipment	5 m East (Correspondence included in Appendix F)



APPENDIX A

Proposed Development Plans

Notes

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Rev	Date	Description	Drawn	Chkd
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Drawing Status
7 Storey Option - FOR INFORMATION

Client
S2 Estates



JTP Studios, Unit 5
The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

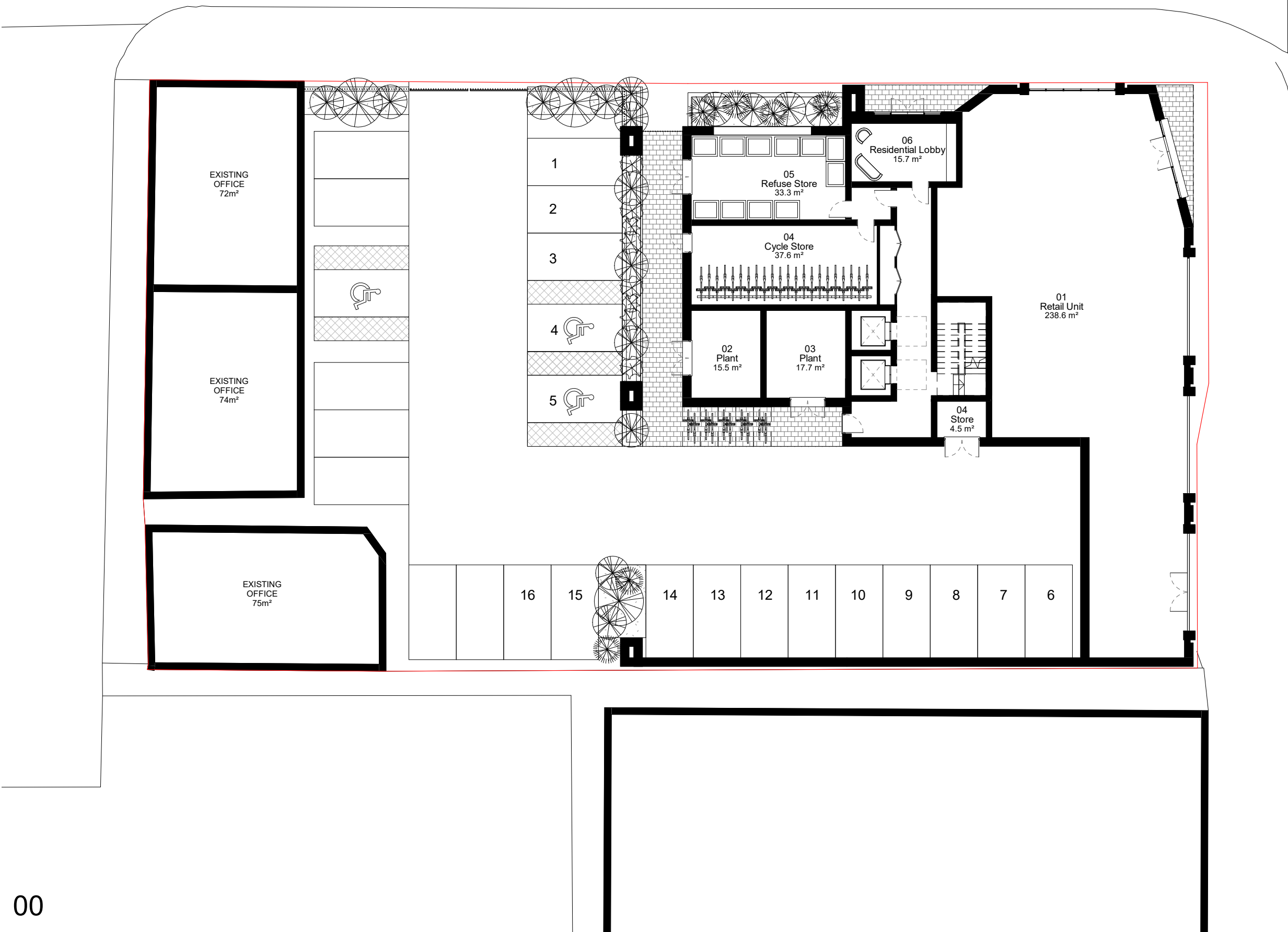
Project
Caversham Road, Reading

Drawing Title
Proposed Ground Floor Plan

Scale @A31 : 200Job Ref. 01662

Drawing No. P01Revision.

Scale Bar0246 m



RTHFIELD ROAD

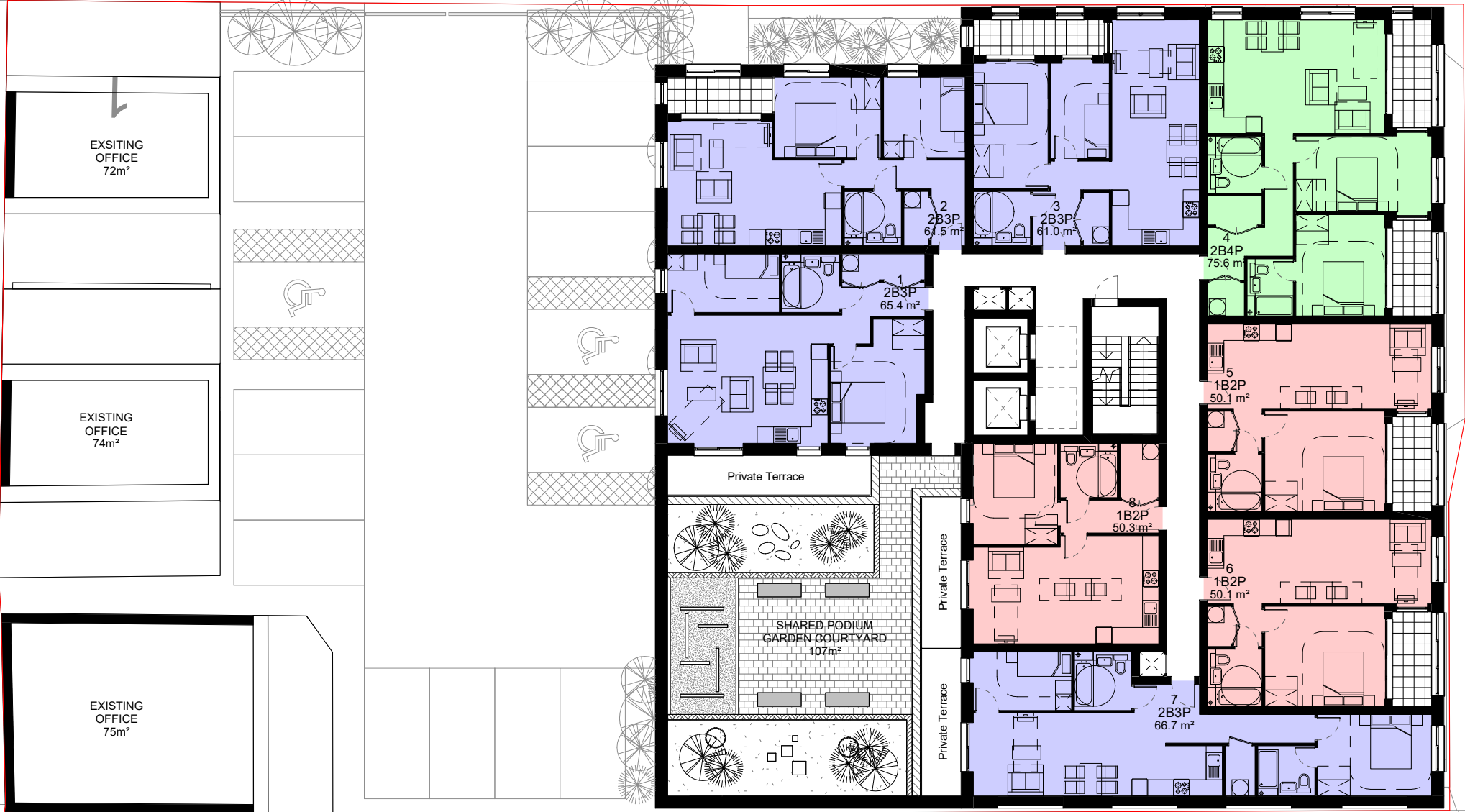
Apartment Type

- 1B2P
- 2B3P
- 2B4P

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Project
Caversham Road, Reading

Drawing Title
Proposed First Floor Plan

Scale @A3 1 : 200 Job Ref. 01662

Drawing No. P02 Revision.

Scale Bar
0 2 4 6 m



RTHFIELD ROAD

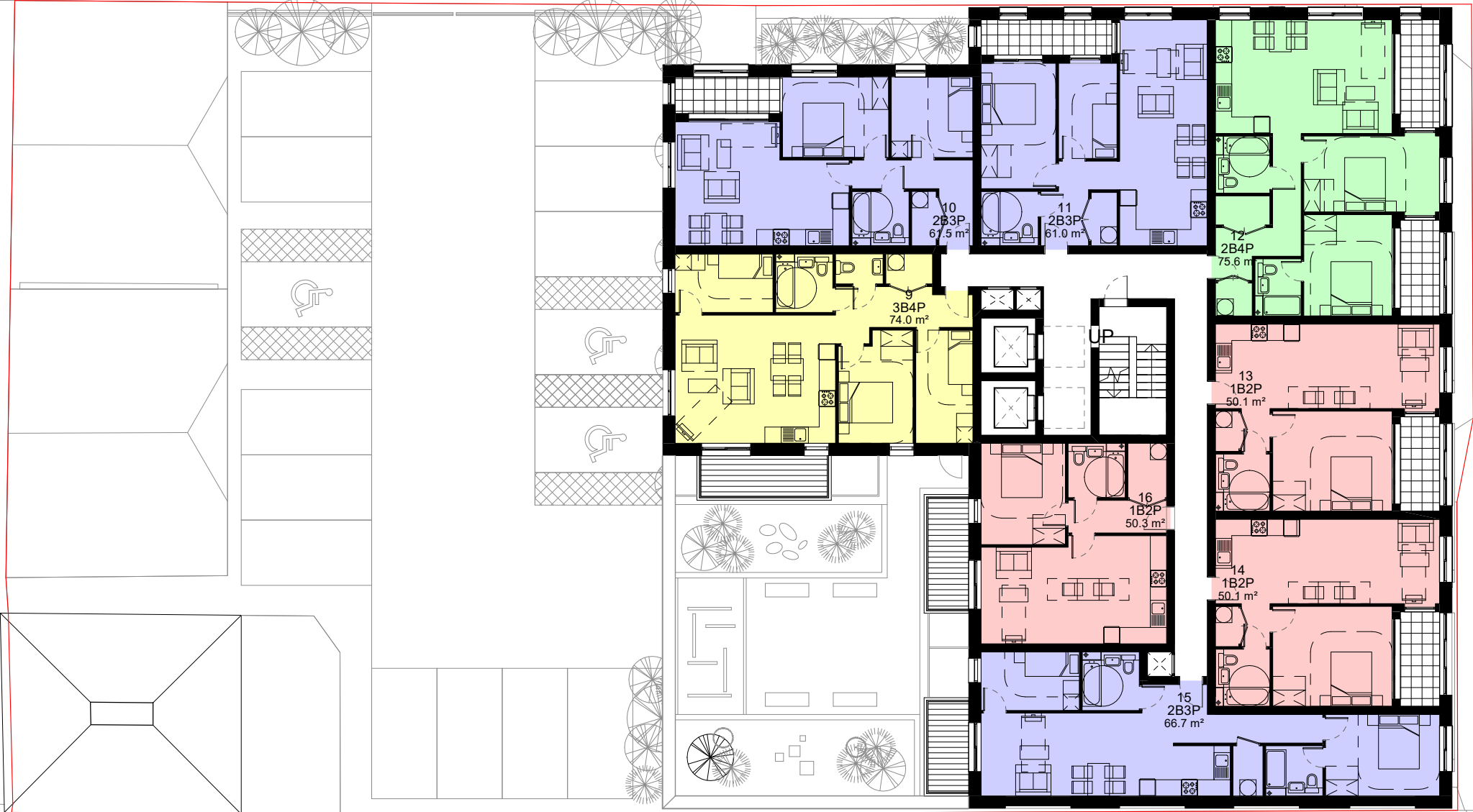
Apartment Type

- 1B2P
- 2B3P
- 2B4P
- 3B4P

Notes

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Project
Caversham Road, Reading

Drawing Title
Proposed Second Floor Plan

Scale @A3 1 : 200

Job Ref. 01662

Drawing No. P03

Revision.

Scale Bar

0

2

4

6 m

RTHFIELD ROAD

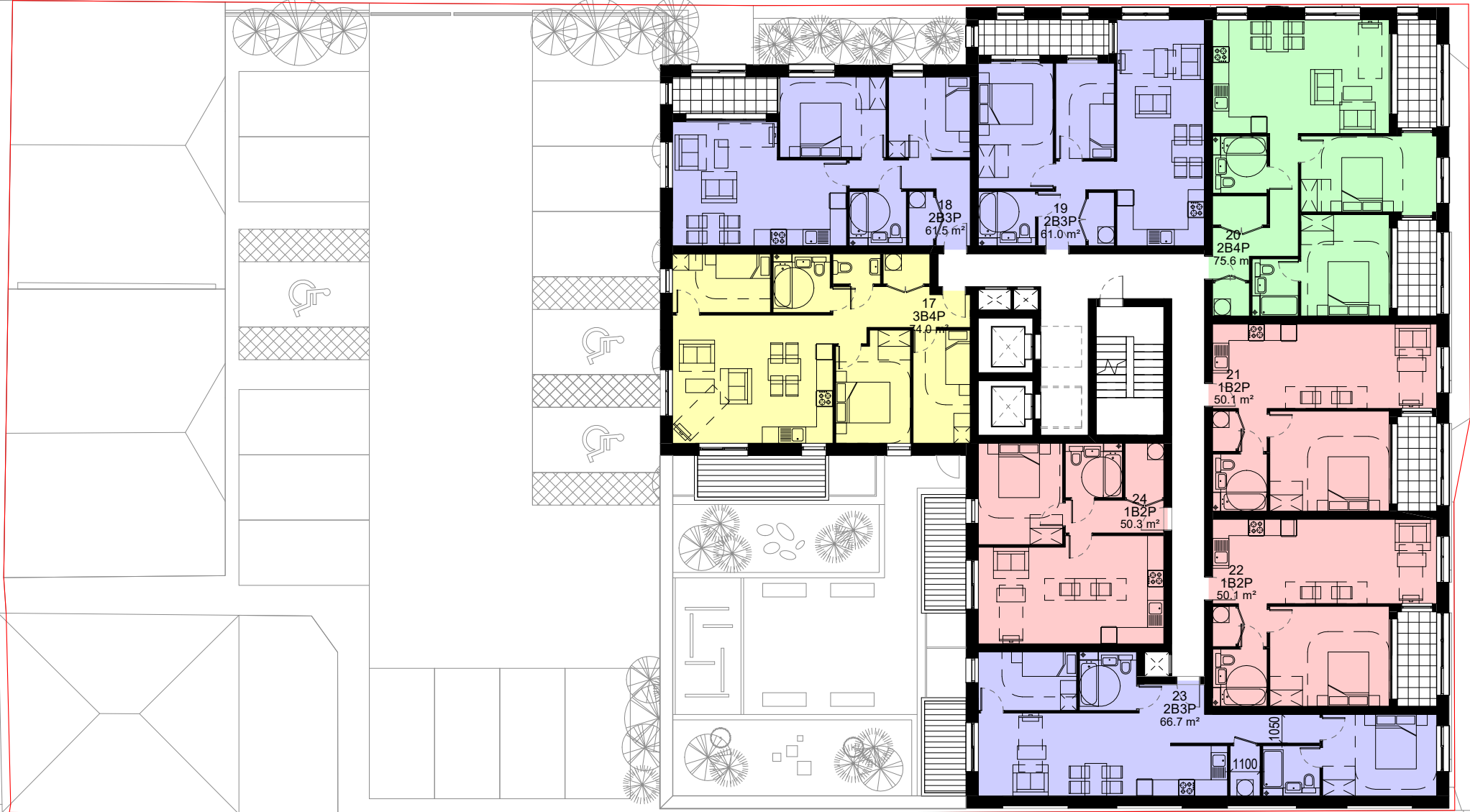
Apartment Type

- 1B2P
- 2B3P
- 2B4P
- 3B4P

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Project
Caversham Road, Reading

Drawing Title
Proposed Third Floor Plan

Scale @A3 1 : 200 Job Ref. 01662

Drawing No. P04 Revision.

Scale Bar 0 2 4 6 m

RTHFIELD ROAD

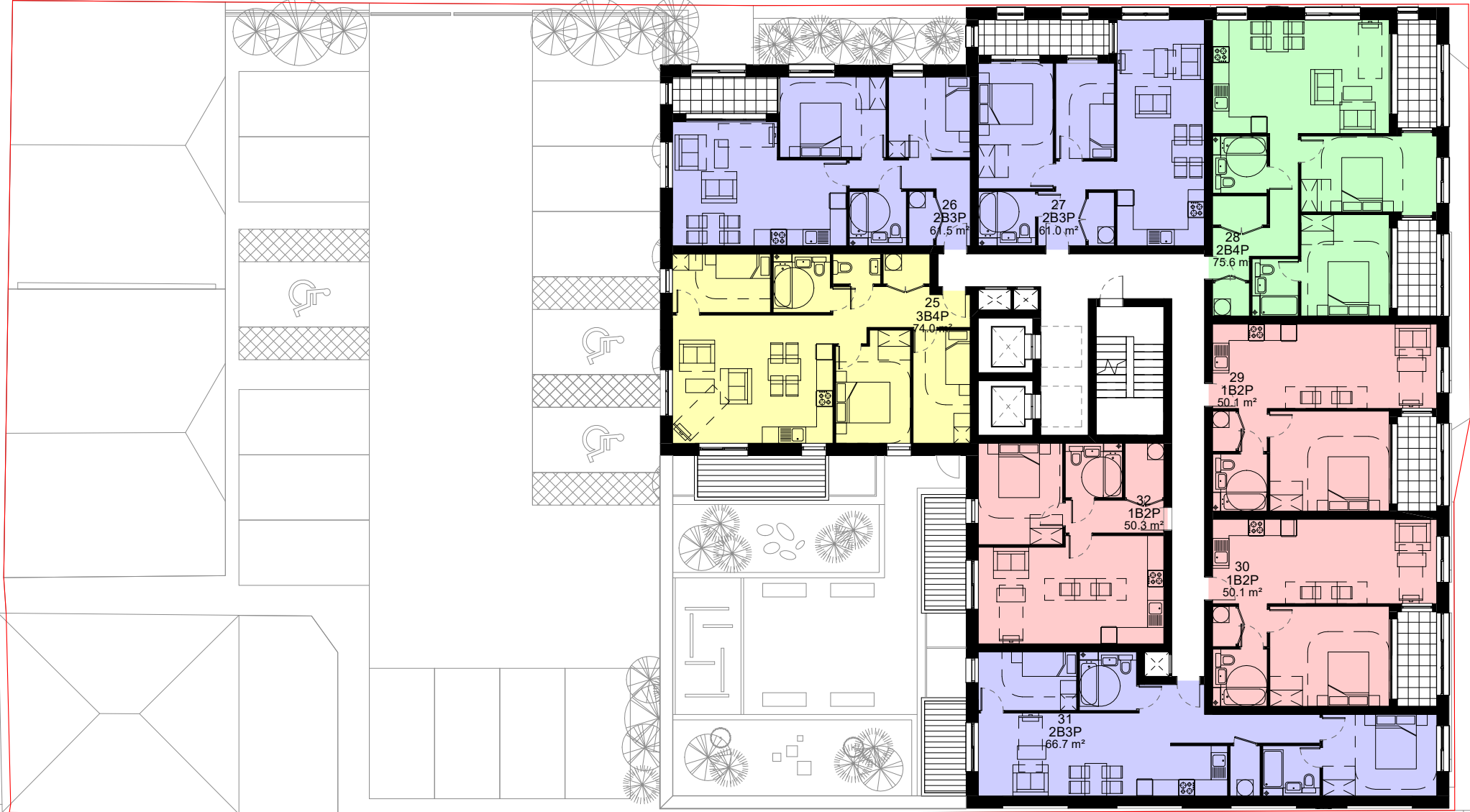
Apartment Type

- 1B2P
- 2B3P
- 2B4P
- 3B4P

Notes

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Project
Caversham Road, Reading

Drawing Title
Proposed Fourth Floor Plan

Scale @A3 1 : 200

Job Ref. 01662

Drawing No. P05

Revision.

Scale Bar

0 2 4 6 m



RTHFIELD ROAD

Apartment Type

- 1B2P
- 2B3P
- 2B4P

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Project
Caversham Road, Reading

Drawing Title
Proposed Fifth Floor Plan

Scale @A31 : 200

Job Ref. 01662

Drawing No. P06

Revision.

Scale Bar

0246 m

RTHFIELD ROAD

Apartment Type

- 1B2P
- 2B3P

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Project
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Drawing Title
Proposed Sixth Floor Plan

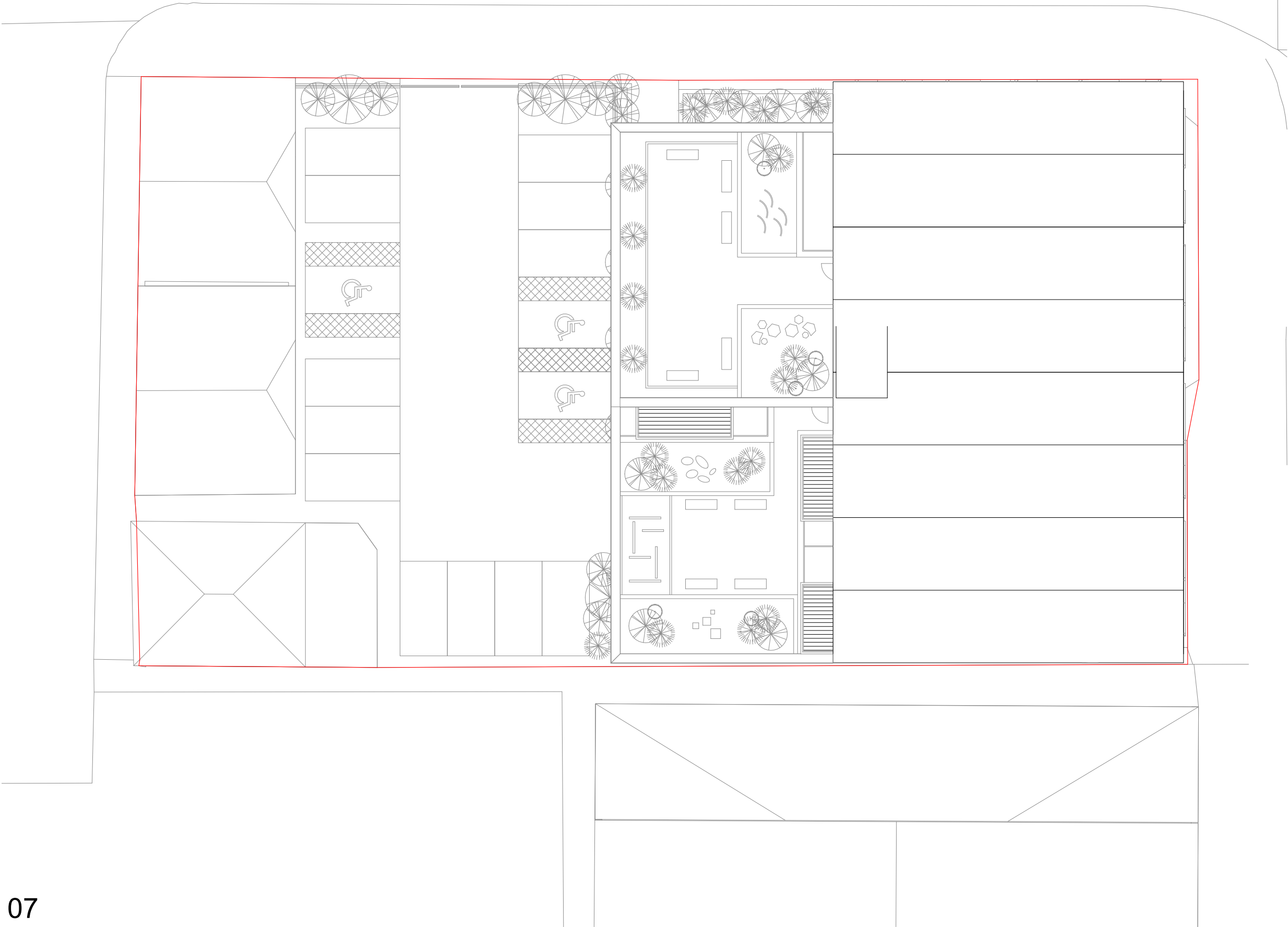
Scale @A3 1 : 200 Job Ref. 01662

Drawing No. P07 Revision.

Scale Bar
0 2 4 6 m



RTHFIELD ROAD



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Project
Caversham Road, Reading

Drawing Title
Proposed Roof Plan

Scale @A3 1 : 200 Job Ref. 01662

Drawing No. P08 Revision.

Scale Bar
0 2 4 6 m



Plot by plot schedule						
Level	Plot number	Unit Type	Flat Area	Area ft²	Count	JTP_Tenure
01	1	2B3P	65.4 m²	704 ft²	1	Resi
01	2	2B3P	61.5 m²	662 ft²	1	Resi
01	3	2B3P	61.0 m²	657 ft²	1	Resi
01	4	2B4P	75.6 m²	814 ft²	1	Resi
01	5	1B2P	50.1 m²	539 ft²	1	Resi
01	6	1B2P	50.1 m²	539 ft²	1	Resi
01	7	2B3P	66.7 m²	718 ft²	1	Resi
01	8	1B2P	50.3 m²	541 ft²	1	Resi
02	9	3B4P	74.0 m²	797 ft²	1	Resi
02	10	2B3P	61.5 m²	662 ft²	1	Resi
02	11	2B3P	61.0 m²	657 ft²	1	Resi
02	12	2B4P	75.6 m²	814 ft²	1	Resi
02	13	1B2P	50.1 m²	539 ft²	1	Resi
02	14	1B2P	50.1 m²	539 ft²	1	Resi
02	15	2B3P	66.7 m²	718 ft²	1	Resi
02	16	1B2P	50.3 m²	541 ft²	1	Resi
03	17	3B4P	74.0 m²	797 ft²	1	Resi
03	18	2B3P	61.5 m²	662 ft²	1	Resi
03	19	2B3P	61.0 m²	657 ft²	1	Resi
03	20	2B4P	75.6 m²	814 ft²	1	Resi
03	21	1B2P	50.1 m²	539 ft²	1	Resi
03	22	1B2P	50.1 m²	539 ft²	1	Resi
03	23	2B3P	66.7 m²	718 ft²	1	Resi
03	24	1B2P	50.3 m²	541 ft²	1	Resi
04	25	3B4P	74.0 m²	797 ft²	1	Resi
04	26	2B3P	61.5 m²	662 ft²	1	Resi
04	27	2B3P	61.0 m²	657 ft²	1	Resi
04	28	2B4P	75.6 m²	814 ft²	1	Resi
04	29	1B2P	50.1 m²	539 ft²	1	Resi
04	30	1B2P	50.1 m²	539 ft²	1	Resi
04	31	2B3P	66.7 m²	718 ft²	1	Resi
04	32	1B2P	50.3 m²	541 ft²	1	Resi
05	33	2B3P	61.0 m²	657 ft²	1	Resi
05	34	2B4P	75.6 m²	814 ft²	1	Resi
05	35	1B2P	50.1 m²	539 ft²	1	Resi
05	36	1B2P	50.1 m²	539 ft²	1	Resi
05	37	2B3P	66.7 m²	718 ft²	1	Resi
05	38	1B2P	50.3 m²	541 ft²	1	Resi
06	39	2B3P	61.0 m²	657 ft²	1	Resi
06	40	2B3P	63.4 m²	683 ft²	1	Resi
06	41	2B3P	61.2 m²	659 ft²	1	Resi
06	42	1B2P	50.1 m²	539 ft²	1	Resi
06	43	2B3P	66.7 m²	718 ft²	1	Resi
06	44	1B2P	50.3 m²	541 ft²	1	Resi
			2655.5 m²	28584 ft²	44	

Summary Schedule				
Unit Type	Flat Area	Area ft²	Count	%
1B2P	852.9 m²	9180 ft²	17	39%
2B3P	1202.4 m²	12942 ft²	19	43%
2B4P	378.2 m²	4071 ft²	5	11%
3B4P	222.1 m²	2390 ft²	3	7%
		2655.5 m²	28584 ft²	44

Notes

Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing & the works depicted are the copyright of JTP.

This drawing is prepared for the specific project stage in the Drawing Status section below and it is not intended to be used for any other purpose. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated in the Drawing Status below.

Rev | Date | Description | Drawn | Chkd

Drawing Status
7 Storey Option - FOR INFORMATION

Client

S2 Estates



JTP Studios, Unit 5
The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0) 20 7017 1780
www.jtp.co.uk

Project

Caversham Road, Reading

Drawing Title

Area Schedules

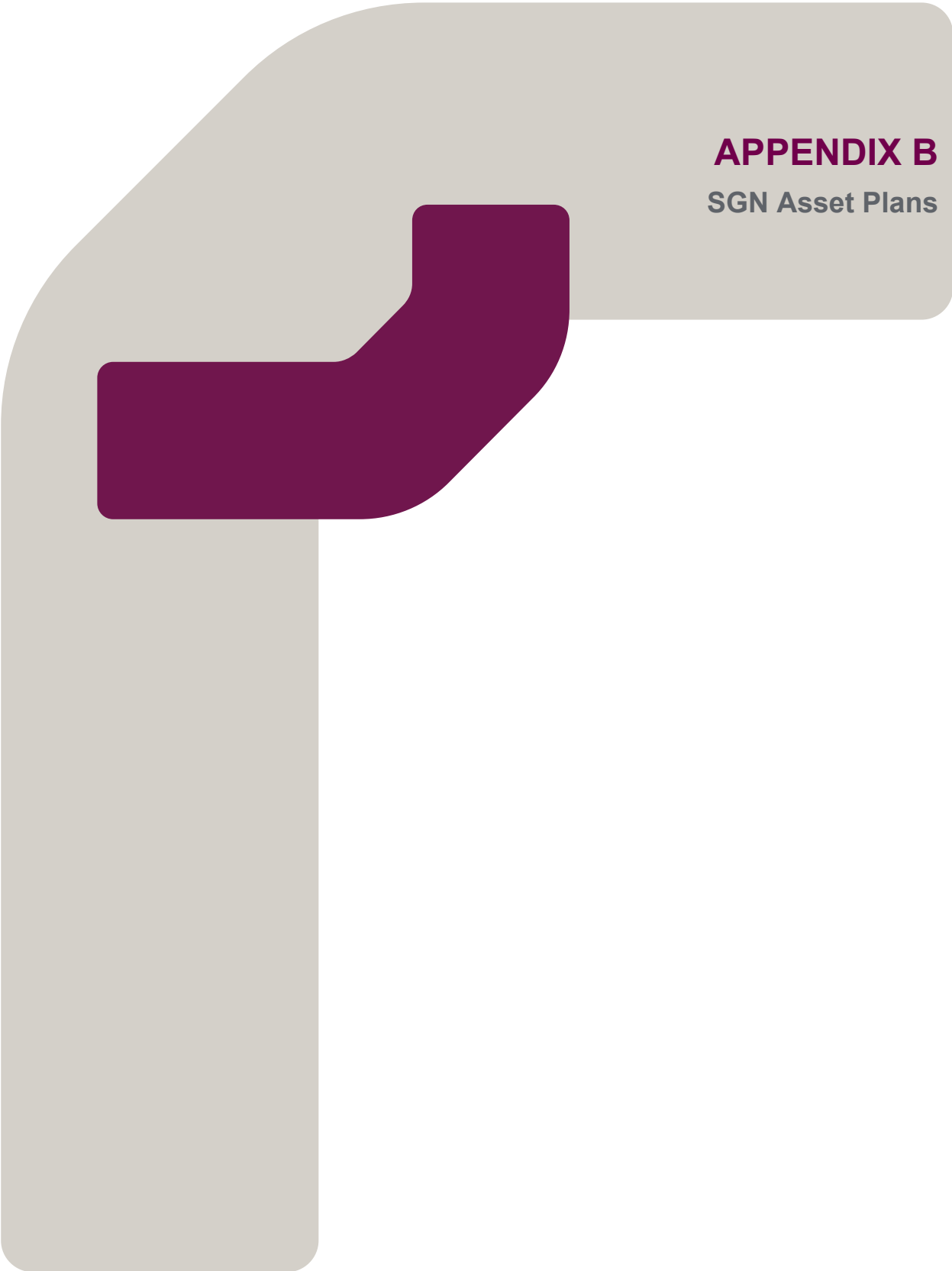
Scale @A3

Job Ref. 01662

Drawing No. SCH01

Revision.

Scale Bar



APPENDIX B

SGN Asset Plans

Application form for commercial and multiple residential properties



SGN
Connections

Please fully complete **all the relevant** sections of this form. This will ensure your application is processed as quickly as possible.

For office use only - Our reference

Section A - Your information

A1. Contact details

The person/company applying for the work to be done

Your name **NAOMI WARD**

Correspondence address

RPS CONSULTING SERVICES LTD

8 EXCHANGE QUAY

SALFORD

Postcode **M5 3EJ**

Your reference (if applicable) **RCEF74716**

Company name (if applicable) **RPS CONSULTING SER**

Landline telephone **0161 786 8550**

Mobile telephone

Email address **NAOMI.WARD@RPSGROUP.COM**

Email is our preferred method of contact for future correspondence. Please remember to check your junk/spam folder.

A2. Site details

Where the work will be carried out

Is the site address the same as the correspondence address? Yes ☐ No ☒

If no, please provide details below

Site address **71 - 73 CAVERSHAM ROAD**

READING

Postcode **RG1 8JA**

Site contact name **NAOMI WARD**

Landline telephone **0161 786 8550**

Mobile telephone

Email address **NAOMI.WARD@RPSGROUP.COM**

Have you have previously submitted an application to SGN Connections for this site? Yes ☐ No ☒

If yes, please provide reference number

A3. Your requirements

In what capacity you are applying? Tick the correct box below or state in 'Other'

Owner/Occupier ☐ Landlord ☐ Gas supplier ☐

Utility company ☐ Developer ☐ Council ☐

Architect/Consultant ☒ Other ☐ Please state:

What type of quotation would you like?

Firm (a quotation you can accept and proceed with the works) ☐

Budget indication (a cost indication that you cannot accept) ☒

Section A – Your information – continued

A4. What type of work is required?

Please tick the box below

Single new commercial supply	☐		Complete sections B & E only
Single commercial alteration	☐	Capacity increase	☒ Complete sections C & E only
Multiple new supplies	☐	Multiple alterations	☐ Complete sections D & E only

Section B – Single new commercial supply

B1. Property type

What type of property requires gas?

Warehouse ☐ Workshop ☐ Restaurant ☐ Church hall ☐
Office ☐ Shop ☐ Other ☐ Please state: _____

B2. Gas load information

Please provide peak hourly gas loads in kW along with the estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Peak hourly gas load (kW)

Estimated annual gas load (kWh)

B3. Plans – see guidance section (page 09)

If you have electronic versions of your design drawings in AutoCAD or DWG format then please include these with your application

Is the site

a new development ☐ Existing ☐ A Conversion ☐ Other ☐ Please state: _____

If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below:

Clearly marked new buildings	☐	Clearly marked meter positions	☐
Show surrounding existing geography	☐	Clearly marked site boundaries	☐
If meter position is to be located >3m above ground level then include elevation drawings	☐	Scale of plan indicated	☐

B4. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form. Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN ☐ or customer ☐

Surface mounted meter box supplied and installed by: SGN ☐ or customer ☐

Built-in meter box supplied and installed by customer (see page 08, guidance section) ☐

If no external option is available, we may be able to provide an internal meter location, subject to approval.

Section B – Single new commercial supply – continued

B4.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN ☐ or Customer ☐

*If known, please provide kiosk type (see page 08 and 09, guidance section): _____

Self-build meter housing supplied and installed by customer ☐ Internal meter location ☐

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm L= W= H=

Do you need us to provide a concrete base for your kiosk? Yes ☐ No ☐

B5. Excavation – Should any digging/reinstatement work be required on 3rd party/shared land SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes ☐ No ☐

B6. Elevated pressure/compressors/boosters/non-typical loads

Do you require an elevated pressure of >19mbar at the ECV? (only applicable for annual loads >732,000 kWh)

Yes ☐ No ☐ If yes, please provide the pressure required: _____

Do non-typical loads apply? e.g. seasonal and/or daily fluctuations including combined heat and power (CHP), boosters or compressors. Yes ☐ No ☐

*If yes, additional information will be requested on receipt of application.

Please complete section E next

Section C – Single commercial alteration/capacity increase

C1. Property type

Please tell us what type of property requires gas?

Warehouse ☐ Workshop ☐ Restaurant ☐ Church hall ☐ Office ☐

Shop ☒ Flat ☒ House ☐ Other ☐ Please state: _____

C2.1 Gas load information

Alterations – Please provide the existing peak hourly gas loads in kW along with the estimated existing annual load in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Peak hourly gas load (kW): Estimated annual gas load (kWh):

C2.2 Gas load information

Capacity increases – to increase your load please provide the existing and total new peak hourly gas loads in kW along with estimated and new expected annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

	Peak hourly gas load (kW)	Estimated annual gas load (kWh)
Existing		
Additional		
Totals		

Section C – Single commercial alteration/capacity increase – continued

C3. Meter point reference number (MPRN)

Your MPRN can be found on recent gas bills, it is also known as the 'supply number' or 'M number'. If you do not have an MPRN then please call the Meter point reference enquiry line on 0870 608 1524* and they should be able to provide you with the information. Your MSN can also be found on recent gas bills.

Meter point reference number: 78072603

Meter serial number:

If you are applying for more than one alteration then please provide a separate attachment of the properties/MPRNs or MSNs.

*This service is not run by SGN. This call will cost 7p per minute plus your phone company's access charge.

C4. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form. Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN ☐ or customer ☐

Surface mounted meter box supplied and installed by: SGN ☐ or customer ☐

Built-in meter box supplied and installed by customer (see page 08, guidance section) ☐

If no external option is available, we may be able to provide an internal meter location, subject to approval.

C4.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN ☐ or customer ☐

*If known, please provide kiosk type (see page 08 and 09, guidance section):

Self-build meter housing supplied and installed by customer ☐ Internal meter location ☐

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm

L= W= H=

Do you need us to provide a concrete base for your kiosk? Yes ☐ No ☐

C5. Excavation – Should any digging/reinstatement work be required on 3rd party/shared land SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes ☐ No ☐

C6. Elevated pressure/compressors/boosters

Do you require an elevated pressure of >19mbar at the ECV? (only applicable for annual loads >732,000 kWh)

Yes ☐ No ☐ If yes, please provide the pressure required:

Do non-typical loads apply? e.g. seasonal and/or daily fluctuations including combined heat and power (CHP), boosters or compressors. Yes ☐ No ☐

*If yes, additional information will be requested on receipt of application.

Please complete section E next

Section D – Multiple new supplies/multiple alterations

D1.1 Gas load information – domestic

Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Property type	Number of each	Property/ies is/are occupied?	Peak hourly loads (kW) per property		Estimated annual gas loads (kWh) per property	
			Default*	Other (please specify)	Default*	Other (please specify)
Flat	44	☐	30		15,000	
House		☐	60		20,600	
Others		☐	n/a		n/a	
Totals	44	☐				

*These are default loads for normal domestic usage. If your demands are different, please state in table above.

D1.2 Gas load information – commercial

Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Property type	Number of each	Peak hourly loads (kW) per property	Estimated annual gas loads (kWh) per property
		Please specify	Please specify
Commercial	1		
Others	1		
Totals	2		

* If you are applying for more than one commercial property then please provide a separate attachment showing the breakdown of the individual Peak Hourly and Annual Loads.

D2. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form.

Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN ☐ or customer ☐ Number required: _____

Surface mounted meter box supplied and installed by: SGN ☐ or customer ☐ Number required: _____

Built-in meter box supplied and installed by customer (see page 08, guidance section) ☐ Number required: _____

If no external option is available, we may be able to provide an internal meter location, subject to approval.

D2.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN ☐ or Customer ☐ Number required: _____

*If known, please provide kiosk type (see page 08 and 09, guidance section): _____

Self-build meter housing supplied and installed by customer ☐ Number required: _____

Internal meter location ☐ Number required: _____

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm L= _____ W= _____ H= _____

Do you need us to provide a concrete base for your kiosk? Yes ☐ No ☐

Section D – Multiple new supplies/multiple alterations – continued

D3. Timber-framed properties

Is your property timber-framed? Yes ☐ No ☒

Please note we will not install pipe through any timber-framed structure.

D4. Excavation – Should any digging/reinstatement work be required on 3rd party/shared land, then SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes ☐ No ☐

D5. Plans – see guidance section (page 09)

If you have electronic versions of your design drawings in AutoCAD or DWG format then please include these with your application

Is the site

a new development ☐ Existing ☐ A Conversion ☐ Other ☐ Please state: Demolition and Re-build

If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below:

Clearly marked new buildings	☒	Clearly marked meter positions	☐
Show surrounding existing geography	☒	Clearly marked site boundaries	☒
If meter positions are to be located >3m above ground level then include elevation drawings	☐	Scale of plan indicated	☒

Please complete section E next

Section E – Additional information

E1. Additional information/special instructions

Is the development to be phased? Yes ☐ No ☒

If yes, please provide details below.

Are there future developments anticipated on site? Yes ☐ No ☐

If yes, please give details below including future annual and hourly loads and the number of properties needed.

Section E – Additional information – continued

Are there any known site anomalies or constraints? Yes ☐ No ☒

If yes, please give details below. This is anything that may interfere with the work, for example, ponds, streams, conservation areas, listed buildings, manholes, railway tracks, emergency service facilities etc.

Is there anything that affects the time we can work? e.g. being near a school or on a busy street. Yes ☐ No ☒

If yes, please give details below.

If we need to lay pipes across any 3rd party private land, then you may need to arrange for an easement/servitude or consent across this land. This will need to be negotiated prior to commencement of work. Your quote will include further details.

What is the date you first require gas on? 01 / 08 / 2020

I certify that the information given is correct to the best of my knowledge

Signature *NWard*

Print name Naomi Ward

Date 01 08 2019

If the site of the work is in **England** please return your application to
Email:

ndsouth@sgn.co.uk

Post:

SGN Connections
St Lawrence House
Station Approach
Horley, Surrey
RH6 9HJ

If the site of the work is in **Scotland** please return your application to
Email:

admindesk@sgn.co.uk

Post:

SGN Connections
Axis House
5 Lonehead Drive
Newbridge, Edinburgh
EH28 8TG

Guidance section

Meter boxes and kiosks

The pictures below show typical meter boxes for domestic-sized meters. These are called U6 meters. They can register peak hourly gas loads up to 65 kW and are generally used for small shops and domestic properties with up to five bedrooms. Loads above this require larger meters and bigger meter kiosks. If you are unsure of your peak hourly gas load then check the input rating for each of the gas appliances in your property and total them up.

Please consult a Gas Safe® registered engineer or an energy consultant if you need further advice. For a list of Gas Safe® registered engineers in your area, please visit [gassaferegister.co.uk](https://www.gassaferegister.co.uk)

When you know your hourly load you can then decide if you require a meter box or a kiosk.

Typical meter box types for U6 meters gas loads up to 65kW



Built-in (recessed) meter box

The supply and fitting of this box is your responsibility. These are available from builder's merchants and large DIY stores.



Bolt-on box (wall-mounted box)

Supplied and fitted by us.



Unibox

Supplied and fitted by us.



Above ground entry

For internal meter positions. We will always look for external meter positions for your meter unless this is the only available option.

Meter positions must be located externally whenever possible, they should be on the wall closest to our gas main or not more than 2m up the side of the property. An external meter position allows us to maintain our equipment safely and avoids inconvenience when your meter is read by your supplier.

Typical glass reinforced plastic (GRP) meter kiosks for larger meters (>65kW)



Example of wall mounted kiosk



Example of floor standing kiosk

Meter kiosks for larger sized meters are shown left. Larger meters are used for commercial and industrial properties, for example restaurants, factories, energy centres, hospitals etc. They may also be used for larger domestic properties or properties with a swimming pool. These GRP kiosks come in a variety of shapes and sizes depending on the meter required. A list of kiosk sizes can be found on the next page.

Typical meter kiosks

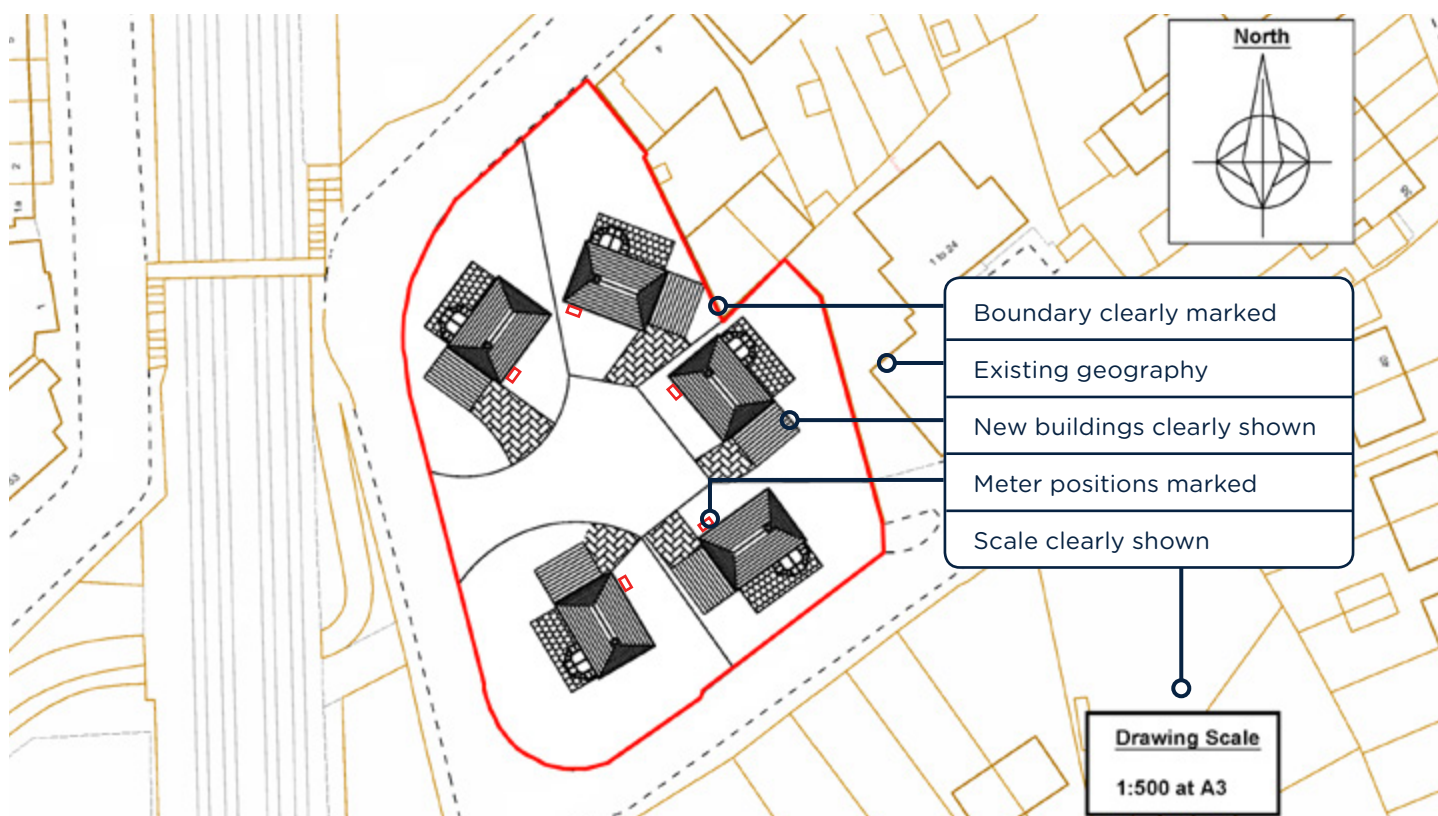
Please note that these kiosk sizes are only a guide. You must contact your gas supplier to obtain the meter you require.

Kiosk name	Installation type	Meter type	Pressure	Length	Width	Height
GC2 WM	Wall mounted	U16	Low	660mm	415mm	740mm
GC2 FS	Floor standing	U16	Low and medium	708mm	390mm	828mm
GC2 Multi: WM & FS	Either	U16	Low and medium	708mm	390mm	828mm
GC3 WM	Wall mounted	U25	Low	915mm	385mm	885mm
GC4	Floor standing	U25 & U40 (U40 Low Only)	Low and medium	1020mm	565mm	1020mm
GC4+	Floor standing	U40	Medium	1210mm	750mm	1210mm
GC5	Floor standing	U65	Low and medium	1495mm	780mm	1396mm
GC6	Floor standing	U65 - U160	Low and medium	1615mm	850mm	1480mm
GC7	Floor standing	U160+	Low and medium	1615mm	870mm	1630mm
GC7+	Floor standing	U160+	Low and medium	1615mm	870mm	1780mm
GC8	Floor standing	U160+	Low and medium	2400mm	1220mm	1800mm

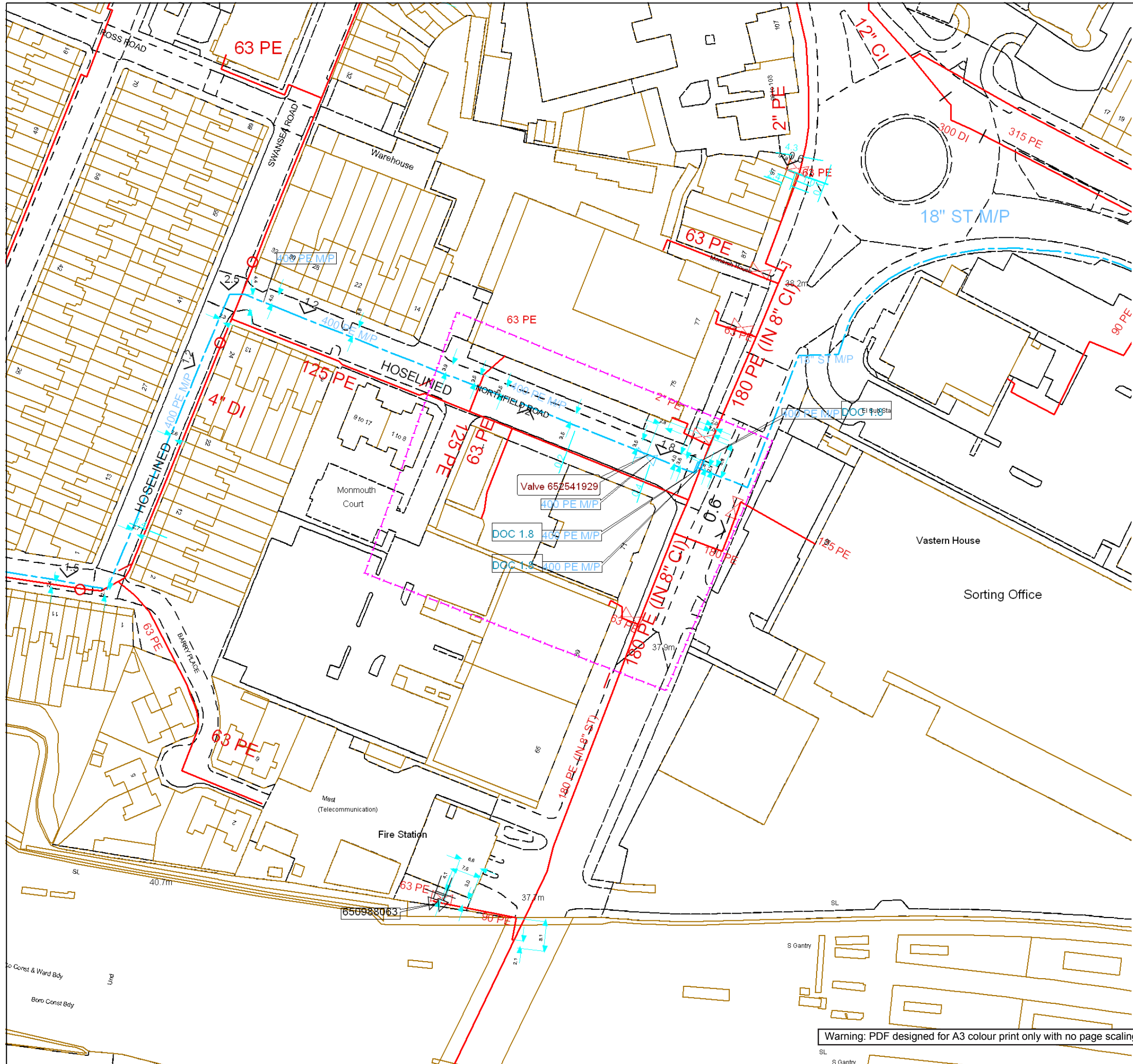
Meter sizes for each maximum load

Meter size	U6	U16	U25	U40	U65	U100	U160
Maximum load	65kWh	173kWh	275kWh	433kWh	704kWh	1083kWh	1733kWh

Example of site plans required



Notes:



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 31/07/2019
Job Reference: 16127633
Site Location: 471234 174048
Requested by:
Miss Naomi Ward
Your Scheme/Reference:
RCEF74716
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

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

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

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite:

Line:

Area:



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

APPENDIX C

Scottish and Southern Electricity Networks

Naomi Ward

From: Naomi Ward
Sent: 01 August 2019 16:36
To: connections@ssen.co.uk
Cc: Daniel Percival
Subject: Budget Estimate & Capacity Check at: 71 – 73 Caversham Road, Reading, RG1 8JA
Attachments: 71-73 Caversham Road Topo.dwg; 01662_JTP_MP - Existing Site Location Plan.dwg; 01662_JTP_MP - Proposed Site Location Plan.dwg; 01662_JTP_MP - Existing Site Location Plan La.pdf; 01662_Caversham Road_7 Storey Option - set of drawings.pdf

Good Afternoon,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground floor and 44 flats spread over 7 storeys. Development plans are attached for reference.

At this stage, we are seeking to confirm the capacity of the electricity network to serve the proposed development and identify any upgrade / reinforcement works that may be required. If works are required to serve the proposed development, it would be useful if you are able to provide a budget estimate for undertaking these works.

Based on the proposal for 44 flats and commercial use on the ground floor, the overall electricity loading has been estimated as 420.5 kVA.

These values have been estimated using Table 19 (Electrical Loads) from the BSRIA Rules of Thumb Guidelines for Building Services 5th Edition and the Table 8-1 (Typical ADMDs in kVA) from the LV Network Design General Requirements 2017

Please can you confirm capacity to serve the proposed development at your earliest convenience.

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

Kind Regards,

Naomi Ward

Environmental Consultant
RPS | Consulting UK & Ireland
8 Exchange Quay
Salford, Greater Manchester M5 3EJ, United Kingdom
T +44 161 786 8550
D 01617868550
E naomi.ward@rpsgroup.com
rpsgroup.com



To: Connections

Cc: Daniel Percival

Subject: EPS089 [EXTERNAL] Budget Estimate & Capacity Check at: 71 – 73 Caversham Road, Reading, RG1 8JA

WARNING: this email has originated from outside of the SSE Group. Please treat any links or attachments with caution.

Good Afternoon,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground floor and 44 flats spread over 7 storeys. Development plans are attached for reference.

At this stage, we are seeking to confirm the capacity of the electricity network to serve the proposed development and identify any upgrade / reinforcement works that may be required. If works are required to serve the proposed development, it would be useful if you are able to provide a budget estimate for undertaking these works.

Based on the proposal for 44 flats and commercial use on the ground floor, the overall electricity loading has been estimated as 420.5 kVA.

These values have been estimated using Table 19 (Electrical Loads) from the BSRIA Rules of Thumb Guidelines for Building Services 5th Edition and the Table 8-1 (Typical ADMDs in kVA) from the LV Network Design General Requirements 2017

Please can you confirm capacity to serve the proposed development at your earliest convenience.

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

Kind Regards,

Naomi Ward

Environmental Consultant

RPS | Consulting UK & Ireland

8 Exchange Quay

Salford, Greater Manchester M5 3EJ, United Kingdom

T +44 161 786 8550

D 01617868550

E naomi.ward@rpsgroup.com

rpsgroup.com



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RPS Group Plc, company number: 208 7786 (England). Registered office: 20 Western Avenue Milton Park Abingdon Oxfordshire OX14 4SH.

RPS Group Plc web link: <http://www.rpsgroup.com>

Our reference: EPS089/1

Your reference:

Naomi Ward
RPS
8 Exchange Quay
Salford
Greater Manchester
M5 3EJ

SSE
Primary Road
Chalvey
Slough
SL1 2UD



01753 695 744



marianna.passa@sse.com



www.ssen.co.uk

14/08/2019

Dear Sirs,

Budget Quotation for New Development at 71,73 Caversham Road, Reading

Thank you for your recent enquiry. I am pleased to provide you with my budget estimate for the new electricity connections at the above development. My initial proposals will be subject to our obtaining all necessary legal consents to carry out the work as indicated, including any consents required from third parties.



**93,000.00 –
101,000.00**

This budget estimate has been calculated exclusive of VAT
and does not constitute an offer of terms

You should be aware that this estimate reflects the current situation and cannot be guaranteed into the future. Before making any financial commitments based on the indicative price above, please contact me to request a firm quotation.



The budget estimate has been calculated based on a high level assessment, my local knowledge and experience, the information you have provided and the assumptions listed overleaf. It is my best estimate of the costs you would incur for this proposal and is intended for budgetary proposes only.

I trust the information I have provided is of assistance and if I can help further please do not hesitate to contact me. Alternatively, you may find answers to any questions you may have on our web site www.ssepd.co.uk.

Yours sincerely,

Marianna Passa
Connections Designer

New Development at 71,73 Caversham Road, Reading

Additional assumptions and charges

- I have assumed that there is no need for reinforcement works to accommodate your new connections. This may not be the case. I can include these costs (or confirm that none apply) if you pay for a feasibility study or request a firm quotation.
- All on site excavation and reinstatement will be provided by the developer.
- All internal containment for rising mains cables (flats) will be provided by the developer.
- We will need to install a new Distribution Substation on a 4m x 4.5m plot. The land for this is to be provided by the developer at no cost to us.
- Our initial proposal includes installing cable on third party land. Legal consent, from third parties, may not be readily forthcoming and could cause delays in providing your connection. This may also affect the cost for the proposed connection.
- Some Highway Authorities are proposing to introduce "Lane Rental Charges" where Utility Companies carry out excavations in the Public Highway. These costs will be passed through to you, together with a small administration cost, should this affect your connection. This charge has not been included in this estimate.

Important notice: Traffic Management Act - Street Works Permit schemes

Local Authorities in England and Wales are likely to introduce a new Permit Scheme for street works that will include charges for providing the permits. It is not clear at this time which Local Authorities will introduce this scheme, when the scheme will be introduced, which streets will be affected or what the level of charges will be. These charges are not within Southern Electric Power Distribution plc's control, and cannot be absorbed by us.

This quotation excludes any charges that may be levied by the Local Authority in respect of these charges. It is important to note that any such charges which are relevant to this project will be subsequently passed on to you through a separate invoice. In addition to the actual charges from the Local Authority, we will charge £25.00 + VAT to cover our administrative charges. Acceptance of this quotation means that you also accept these additional charges.

You may wish to seek clarification on how these charges may affect you from the relevant Local Authority.

Safety

We ask you to take note of the following:-

In accordance with the Health & Safety Guidance Note GS6, you are required to take every precaution to ensure that cranes, tipper lorries, scaffolding, ladders and other plant employed on your works are kept at a safe distance from overhead electric lines and their supports and that such supports are not disturbed by excavations. Goal posts with height restriction will need to be placed at appropriate locations for vehicles passing underneath Scottish and Southern Energy Power Distribution's overhead lines.

In accordance with Health & Safety Executive Guidance Note HS (G) 47 care will also be necessary when digging in proximity to underground cables, particular if mechanical excavators are used.

Overhead lines, underground cables and other electrical plant must be regarded as being "live". Before commencing work in proximity to such plant written notification must be given to Scottish and Southern Energy Power Distribution.

If during the course of your works, any cable should be damaged by you/or your contractors, then this fact must be reported to our Emergency Service Centre on 08000 72 72 82 (Southern Electric Power Distribution plc) immediately. The cost of any repairs will be fully rechargeable.

Locating cables on site

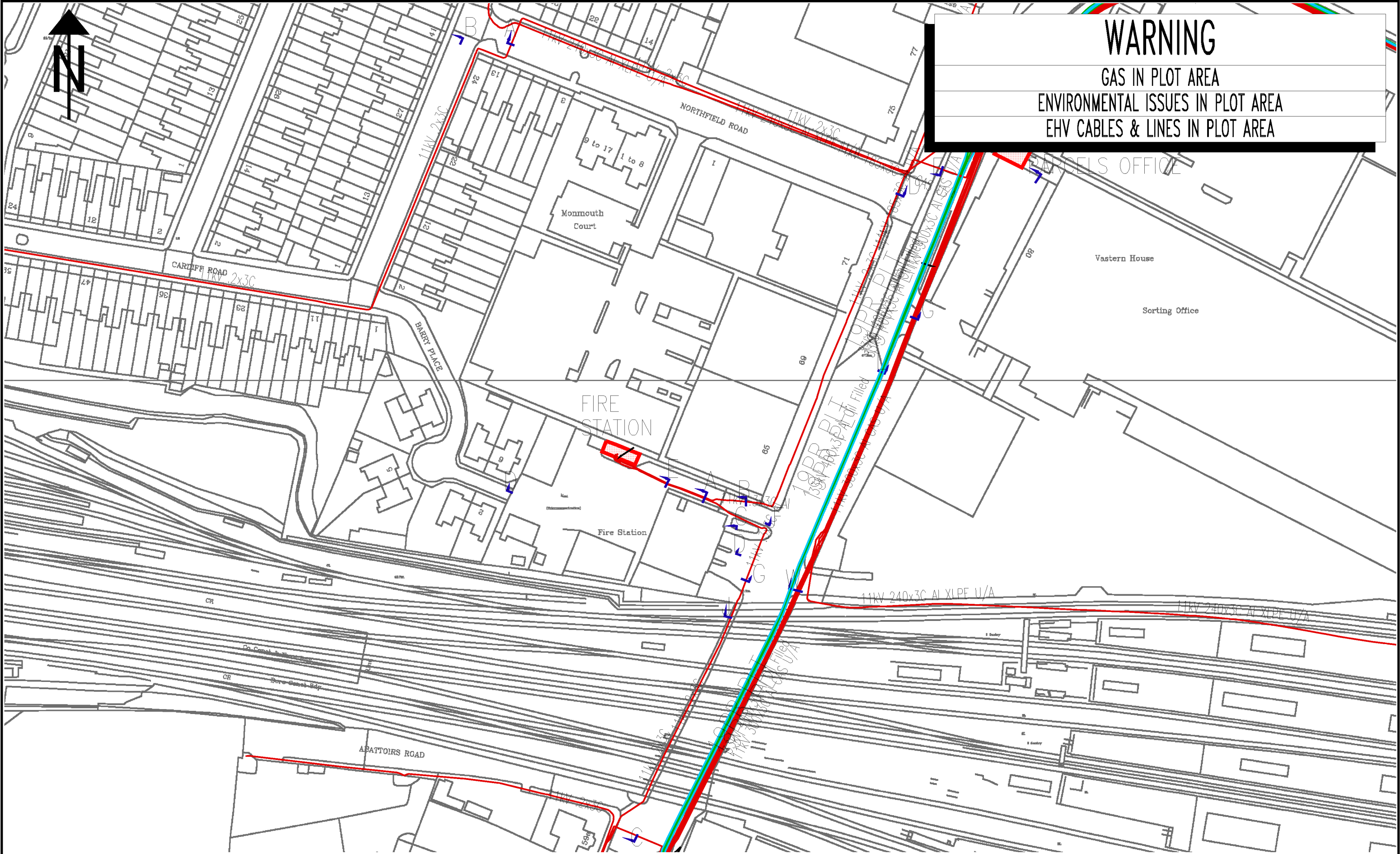
To obtain the latest copies of our cable records please send a plan of the area in question together with your contact details to:

Mapping Services
Scottish and Southern Energy Power Distribution
P O Box 6206
BASINGSTOKE
RG24 8BW

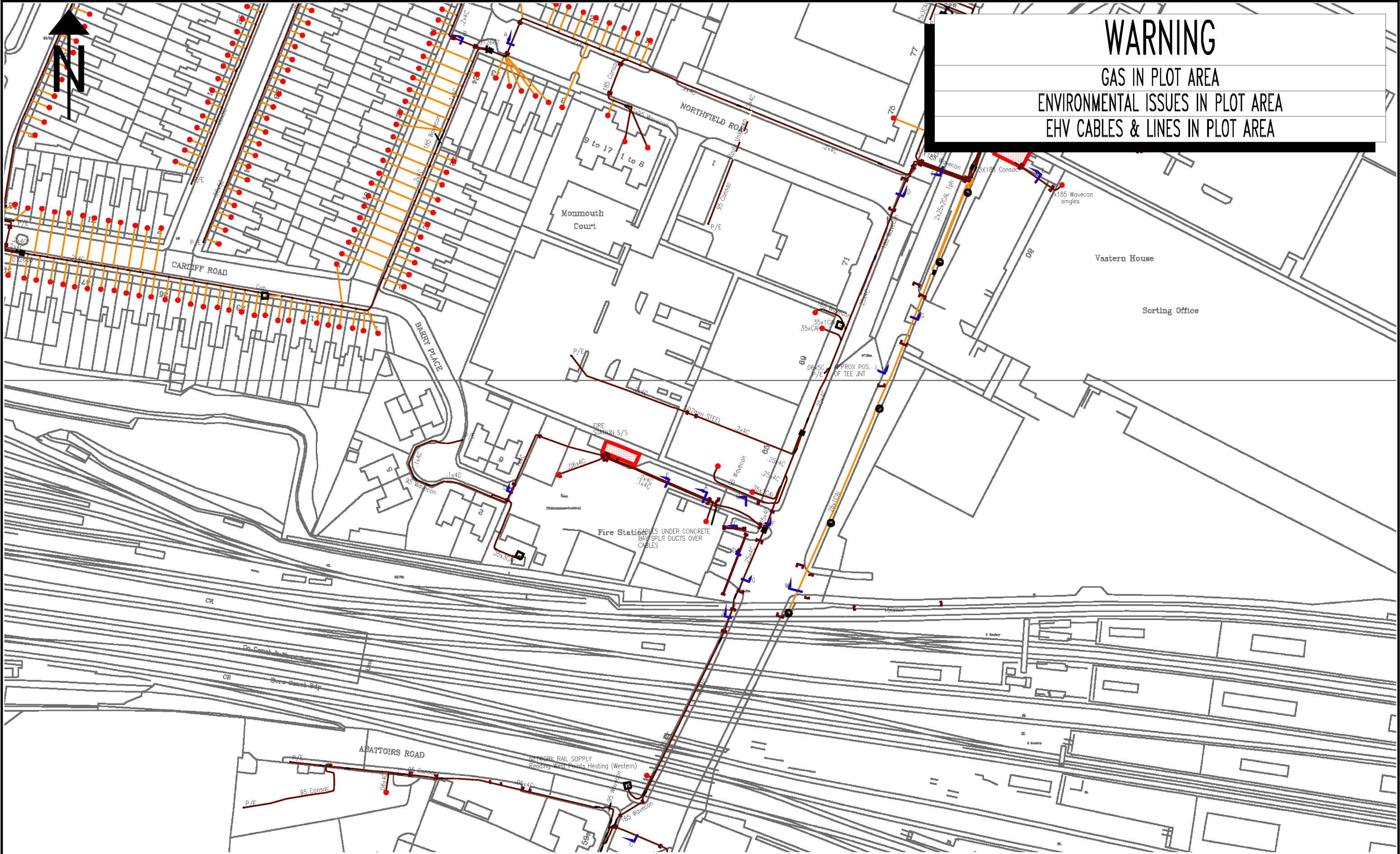
Tel: 01256 337294

Fax: 01256 337295

requesting details of any Scottish and Southern Energy Power Distribution plant and cables in the area. You must excavate hand-dug trial holes to establish the actual positions of all cables before any mechanical excavation works commence.



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID					WARNING There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE) WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GSS SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)	BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.							H.V. MAINS RECORD	
services	l.v.	h.v.	e.h.v.	This copy has been made by or with the authority of Southern Electric Power Distribution plc pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('the Act'). Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.					Grid Ref: SU71207398					
FOOTPATH	0.40m	0.45m	0.60m	0.75m		Southern Electric Power Distribution plc. Registered in England No. 04094280 Registered Office: No. 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH					READING 01189-126500			
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m							UNCONTROLLED COPY			
l.v./services	– up to 1000V.					Subject to Revision Master held at					Scale: 1:1000			
h.v.	– over 1000V. to 11,000V.				Date: 03/09/2019									
e.h.v.	– 22,000V. to 132,000V.													



WARNING
GAS IN PLOT AREA
ENVIRONMENTAL ISSUES IN PLOT AREA
EHV CABLES & LINES IN PLOT AREA

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID					WARNING There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE) WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GSS SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)	BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.					 Scottish & Southern Electricity Networks		L.V. MAINS AND SERVICES RECORD	
services	l.v.	h.v.	e.h.v.	This copy has been made by or with the authority of Southern Electric Power Distribution plc pursuant to section 47 of the Copyright, Designs and Patents Act 1988 ('the Act'). Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.										
FOOTPATH	0.40m	0.45m	0.60m	0.75m		Southern Electric Power Distribution plc. Registered in England No. 04094280 Registered Office: No. 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH					Grid Ref: SU71207398			
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m							READING 01189-126500			
l.v./services	– up to 1000V.				UNCONTROLLED COPY Subject to Revision Master held at					Scale: 1:1000				
h.v.	– over 1000V. to 11,000V.									Date: 03/09/2019				
e.h.v.	– 22,000V. to 132,000V.													

APPENDIX D

Thames Water

Naomi Ward

From: Naomi Ward
Sent: 01 August 2019 16:48
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK
Cc: Daniel Percival
Subject: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA
Attachments: 71-73 Caversham Road Topo.dwg; 71-73 Caversham Road Topo A2.pdf; 01662_JTP_MP - Existing Site Location Plan La.pdf; 01662_JTP_MP - Existing Site Location Plan.dwg; 01662_JTP_MP - Proposed Site Location Plan.dwg; 01662_Caversham Road_7 Storey Option - set of drawings.pdf; 1049345-Asset Location Search-1019114.pdf; Pre-planning enquiry application form signed.pdf

Dear Sir/Madam,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground floor and 44 flats spread over 7 storeys. Development plans are attached for reference.

Could Thames Water please confirm its capacity to supply clean water and accommodate the discharge of wastewater and provide appropriate rates for the proposed 44 flats and commercial space on the ground floor?

In the event that your system does not hold sufficient capacity for our proposed development, we are anticipating that you will be able to provide us with a budget estimate for any upgrade works that will be required to accommodate our proposal.

Do let me know if there is anything further I can supply to assist with my enquiry.

Kind Regards

Naomi Ward

Environmental Consultant
RPS | Consulting UK & Ireland
8 Exchange Quay
Salford, Greater Manchester M5 3EJ, United Kingdom
T +44 161 786 8550
D 01617868550 **M** 07514951026
E naomi.ward@rpsgroup.com
rpsgroup.com



Asset location search



Property Searches

RPS Health, Safety and Environment
35 New Bridge Street
LONDON
EC4V 6BW

Search address supplied 71-75
Caversham Road
Reading
RG1 8JA

Your reference HLEF71415

Our reference ALS/ALS Standard/2019_3984534

Search date 11 April 2019

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.



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: 71-75, Caversham Road, Reading, RG1 8JA

Dear Sir / Madam

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

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

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

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

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

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

Contact Us

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

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

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

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

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

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

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

For your guidance:

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

Clean Water Services

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

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

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



For your guidance:

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

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

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

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

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

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

Clean Water queries

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

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

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

The 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.

[Thames Water Utilities Ltd](#), Property Searches, PO Box 3189, Slough SL1 4W, DX 151280 Slough 13
T 0845 070 9148 E searches@thameswater.co.uk I www.thameswater-propertysearches.co.uk

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
1101	38.24	36.59
21NH	n/a	n/a
21NF	n/a	n/a
2150	n/a	n/a
2953	37.83	n/a
2951	38.06	36.67
2901	38.05	36.26
191B	n/a	n/a
191A	n/a	n/a
3956	37.94	35.91
2955	38.25	36.07
2954	37.91	n/a
2904	37.97	n/a
2051	n/a	n/a
201A	n/a	n/a
2052	n/a	n/a
20ZX	n/a	n/a
101C	n/a	n/a
101B	n/a	n/a
101A	n/a	n/a
20NJ	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

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

Notes:

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

Sewer Fittings

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

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

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

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

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

	Outfall
	Undefined End
	Inlet

Other Symbols

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

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

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

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

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

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

The 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.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details

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

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

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

Pre- planning enquiry

Application form

Please complete this form and return it to us at
developer.services@thameswater.co.uk or
Thames Water, Developer Services, Clearwater Court,
Vastern Road, Reading, RG1 8DB.



Application for a pre-planning enquiry

Please complete ALL relevant sections of this form in BLOCK CAPITALS

Use this form to find out if there's existing capacity in our network for your proposed development. Please ensure you complete the form in full and we'll respond within 21 calendar days from receipt of your completed application form. We'll let you know if sufficient capacity already exists in the network or if further modelling will be needed to determine if network adjustments or reinforcement will be required.

Is your application for: Water and sewerage ☐ Water ☐ Sewerage ☐ (Please tick one.)

If your site will require a new main, is a budget estimate required?

Yes ☐ No ☐

If your site requires service connections off an existing main, while we do not offer a budget estimate service for this, you're able to estimate this yourself online at thameswater.co.uk/newconnectioncharging

Section A - About you

(i) Details of applicant

Company name	RPS Consulting Services Ltd		
	Developer ☐	Consultant ☐	Land promoter ☐ SLP ☐ NAV ☐ Other
Title	Mr ☐	Mrs ☐	Ms ☐ Miss ☐ Dr ☐ Other
First name(s)	Naomi		
Last name	Ward		
Preferred phone no.	0161 786 8550		
Alternative phone no.			
Email address	NAOMI.WARD@RPSGROUP.COM		
Full postal address	Address line 1	8 EXCHANGE QUAY	
	Address line 2	SALFORD	
	Town	GREATER MANCHESTER	
	County	LANCASHIRE	Postcode M5 3EJ

(ii) Who should we contact to discuss the application?

Applicant ☐ Nominated contact ☐ (Please tick one.)

If nominated contact:

Company name			
	Developer ☐	Consultant ☐	Land promoter ☐ SLP ☐ NAV ☐ Other
Title	Mr ☐	Mrs ☐	Ms ☐ Miss ☐ Dr ☐ Other
First name(s)			

Last name			
Preferred phone no.			
Alternative phone no.			
Email address			
Full postal address	Address line 1		
	Address line 2		
	Town		
	County	NAOMI WARD	Postcode

Section B - About the site

(i) Your site address

Same as applicant ☐ Same as nominated contact ☐ At another location ☐ (Please tick one.)

If another location:

Site name	8 EXCHANGE QUAY		
Full postal address	Address line 1	SALFORD	
	Address line 2	M5 3EJ	
	Town	RCEF74716	
	County	RPS CONSULTING SER	Postcode

Does the developer own the site? Yes ☐ No ☐ Don't know ☐

What is the local authority?

Ordnance Survey grid ref

Type of site Greenfield ☐ Brownfield ☐ Mixed ☐

How big is the site? hectares

(ii) Your planning status (If you've already started the planning process).

Is the development identified in the local plan? Yes ☐ No ☐ Don't know ☐ If Yes, reference number

Does it have outline planning permission? Yes ☐ No ☐ Don't know ☐ If Yes, reference number

Does it have full planning permission? Yes ☐ No ☐ Don't know ☐ If Yes, reference number

Does the development have building regulations permission? Yes ☐ No ☐ Don't know ☐

(iii) Your development

To enable us to determine whether the capacity is sufficient or whether further modelling and reinforcement of our network will be required please provide details of the properties currently existing on the site (where applicable) and how you will phase your development. The information you provide at this stage will help improve the accuracy of our assessment. If you have more than 6 phases for your development please add details on a separate sheet.

Property type	Existing site	Proposed site						Total
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	
Start on site date								
Date of Occupation								
General housing (total units)								
Flat (total units)		44						44
Primary school (max. pupil capacity)								
Secondary school (max. pupil capacity)								
Boarding school (max. pupil capacity)								
Assembly hall (max. capacity)								
Cinema (max. capacity)								
Theatre (max. capacity)								
Sports hall (max. capacity)								
Hotel (total bedrooms)								
Guest house (total bedrooms)								
Motel (total bedrooms)								
Holiday apartment (total capacity)								
Leisure park (max. capacity)								
Caravan park standard (total spaces)								
Caravan site standard (total spaces)								
Camping site standard (total spaces)								
Camping site serviced (total spaces)								
Student accommodation (max. capacity)								
Public house (max. capacity)								
Restaurant / Day care centre (max. capacity)								
Drive in restaurant (max. capacity)								
Hospital (total beds)								
Nursing / Care home (total beds)								
Offices (gross internal area in m ²)								
Shopping centre (gross internal area in m ²)								
Warehouse (gross internal area in m ²)								
Commercial premises (gross internal area in m ²)	970	254.3						254.3
Manufacturing unit (gross internal area in m ²)								
Other (please state units and description)								

Section C - About the water supply

(Not required if only applying for sewerage connection).

(i) Phasing water supply for your development

If you already have a plan for the phasing of your development please give details below.

Property type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Date water connection required				De	01	08 2020
Estimated peak clean water flow rate (litre/sec)	Naomi	01 08				
Break tank capacity, if any (m³)						

If you're using a break tank please advise what measures you plan to take to avoid high peak flow over a short period of time.

Section D - About your sewerage connections

(Not required if only applying for water connection).

(i) Your existing sewerage connections (brownfield site only).

Please give us details of your existing connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	☒	☒
What is the type of discharge method?	☒ Gravity	☒ Gravity
	☐ Pumped	☐ Pumped
If sewage is pumped, what is the pump rate?	litres/sec	litres/sec
What is the existing impermeable area per connection?		m²
What are the existing connection points? (For example, 'X' properties to TW manhole ref 'Y')	71 - 73 in to Thames Water Manhole located on the site (no reference number)	71 - 73 in to Thames Water surface water sewer located within Northfield Road. Assumed via private surface water manhole.

(ii) Your proposed sewerage connections

Please give us details of your proposed connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	☒	☒
What is the type of discharge method?	☒ Gravity	☒ Gravity
	☐ Pumped	☐ Pumped
If sewage is pumped, what is the pump rate?	litres/sec	2 litres/sec
What is your proposed approach to surface water drainage?		☒ Sustainable drainage system (SuDS)
		☒ Traditional piped system
Do you propose using separate highway surface water drainage systems?		☐ Yes ☐ No
If the surface water rate is attenuated, to what rate is it attenuated?		litres/sec
What is the proposed impermeable area per connection?		1606 m ²
What are the proposed connection points? (For example, 'X' properties to TW manhole ref 'Y')	71 - 73 in to Thames Water Manhole located on the site (no reference number)	71 - 73 in to Thames Water surface water sewer located within Northfield Road. Assumed via private surface water manhole.

Please note: The developer is expected to follow the local authority's drainage strategy and be able to demonstrate how the proposed (attenuated) discharge rate of any surface water flows have been calculated. For developments in Greater London, please refer to the London Plan Drainage Hierarchy (Policy 5.13). We will challenge the rates provided if they are not in line with those based on the local drainage strategies.

Section E - What next?

(i) What we need to process your application:

- ☐ **Completed application** (ensure all relevant sections of this form are completed in full)
- ☐ **Site location plan** (showing the site with nearby buildings, road and any sewers)
- ☒ **Scaled site layout** (showing existing and proposed layouts including Point of Connection to our water network)
- ☐ **Site drainage strategy plan** (if available at this stage showing all proposed sewers, pipe sizes and gradients)
- ☐ **CCTV and topographical surveys** (if available for existing brownfield sites)

Please make sure any attachments are in PDF format and don't exceed a total of 20MB in size per email. All drawings must be of suitable detail and have a drawing reference number on them.

Please note: without this information we may need to make assumptions about your requirements when calculating your budget estimate (if requested).

(ii) How we'll use this information

We'll use the information you give on this application form, and potentially share it with our delivery partners, to provide the service you've requested.

This could include contacting you to discuss your application and/or provide more details, visiting the site where work needs to be carried out and invoicing you when appropriate. Your feedback is important to us, so we may also use the information to ask for your feedback on how we can improve our performance.

We won't use this information for marketing purposes without contacting you to seek your consent.

You can find Thames Water's privacy policy at thameswater.co.uk/Legal/Privacy.

(iii) Declaration

Print name	NAOMI WARD
Job title	ENVIRONMENTAL CONSULTANT
Company	RPS CONSULTING SERVICES LTD
Date	01.08.2019
Signature	

(iv) Submitting your application

Please send your completed form to receive your capacity check in 21 calendar days:

Via email:

developer.services@thameswater.co.uk

Or send to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB

Getting in touch

For enquiries regarding this application or any other questions relating to your building or development work please contact us:



thameswater.co.uk/developerservices



developer.services@thameswater.co.uk



0800 009 3921

Monday – Friday, 8am – 5pm



**Thames Water,
Developer Services,
Clearwater Court,
Vastern Road,
Reading,
Berkshire RG1 8DB**



Thank you for your pre-planning application. Thames Waters Asset planners have looked at your submission and confirmed that capacity currently exists for the foul water flows from this development. For the discharge of surface water flows, the following hierarchy must be followed:-

1. use of soakaways
2. discharge to water courses
3. connection to surface water sewer

The attached formal response provides more information.

If you would like to discuss this application please give me a call.

Kind Regards

Andrew John

Developer Services – Sewer Adoptions Team

Office: 0203 5779018

Andrew.John@thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

From: Naomi Ward <Naomi.Ward@rpsgroup.com>
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: Daniel Percival <daniel.percival@rpsgroup.com>
Sent: 01.08.19 16:49:44
Subject: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

Dear Sir/Madam,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground floor and 44 flats spread over 7 storeys. Development plans are attached for reference.

Could Thames Water please confirm its capacity to supply clean water and accommodate the discharge of wastewater and provide appropriate rates for the proposed 44 flats and commercial space on the ground floor?

In the event that your system does not hold sufficient capacity for our proposed development, we are anticipating that you will be able to provide us with a budget estimate for any upgrade works that will be required to accommodate our proposal.

Do let me know if there is anything further I can supply to assist with my enquiry.

Kind Regards

Naomi Ward

Environmental Consultant

RPS | Consulting UK & Ireland



Naomi Ward
RPS Group
8 Exchange Quay
Salford
Greater Manchester



13 August 2019

Pre-planning enquiry: Confirmation of sufficient capacity for foul water

Dear Naomi

Thank you for providing information on your development 71-73 Caversham Road, Reading, RG1 8JA to replace an existing building on the site with a new residential building with commercial at ground floor and 44 flats spread over 7 storeys. We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven not to be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into an adjacent watercourse is not possible would we consider a restricted discharge into the public surface water/combined sewer network.

Thames Water Planning team would ask to see why it is not practicable on the site to restrict to Greenfield run-off rates if they are consulted as part of any planning application.

In considering your surface water needs, we support the use of sustainable drainage on development sites. You'll need to show the local authority and/or lead local flood authority how you've taken into account the surface water hierarchy that we've included.

Please see the attached 'Planning your wastewater' leaflet for additional information.

Management of surface water from the site should follow policy 5.13 of the London Plan, development should 'aim to achieve greenfield run-off rates' utilising Sustainable Drainage and where this is not possible information explaining why it is not possible should be provided to both the LLFA and Thames Water.

Typically greenfield run off rates of 5l/s/ha should be aimed for using the drainage hierarchy. The hierarchy lists the preference for surface water disposal as follows;

- Store Rainwater for later use, Use infiltration techniques, such as porous surfaces in non-clay areas, Attenuate rainwater in ponds or open water features for gradual release
- Discharge rainwater direct to a watercourse
- Discharge rainwater direct to a surface water sewer/drain, Discharge rainwater to the combined sewer.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0203 577 9811.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Andrew John'.

Andrew John - Adoptions Engineer

Thames Water



Naomi Ward
RPS Consulting



23rd August 2019

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Naomi

Thank you for providing information on your development 71-73 Caversham RG1 8JA.

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient supply capacity to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.

Please note that we may contact you if we need to carry out any network modelling associated with this. The modelling would be done at our cost and within your timescales.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0800 099 3921.

Yours sincerely

Sherie Dickman

Thames Water

Naomi Ward

From: Andrew John <Andrew.John@thameswater.co.uk>
Sent: 14 August 2019 12:47
To: Naomi Ward
Subject: RE: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

CAUTION: This email originated from outside of RPS.

Hi Naomi,

If your proposal is to provide a restriction to surface water flows to a max 2l/s were before no restriction existed. This could be classed as betterment. Your design will still have to follow the surface water drainage heirarchy and if connection to a surface water sewer is the only alternative provide attenuation within your site for exceedance flows.

Kind Regards

Andy

From: Naomi Ward [mailto:Naomi.Ward@rpsgroup.com]
Sent: 14 August 2019 12:32
To: Andrew John
Subject: RE: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

Hi Andrew,

We don't have a site drainage survey but it is inferred that surface water runoff currently passes to the surface water sewer at present. The current discharge rate has not yet been estimated, but will be significantly more than 2 l/s.

In our report we will follow the drainage hierarchy, where feasible, as per national guidance.

As Thames Water's standard condition is that surface water discharge should be limited to 5 litres per hectare, can I confirm that proposed reduction to 2 l/s would be acceptable?

Kind Regards

Naomi Ward
Environmental Consultant
RPS | Consulting UK & Ireland
T +44 161 786 8550
E naomi.ward@rpsgroup.com

From: Andrew John <Andrew.John@thameswater.co.uk>
Sent: 13 August 2019 12:15
To: Naomi Ward <Naomi.Ward@rpsgroup.com>
Subject: RE: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

CAUTION: This email originated from outside of RPS.

Hi Naomi,

Thanks for your email. Before connection of the surface water to a sewer can be approved, the drainage hierarchy set out below should be followed. Thames Waters standard condition is that surface water discharge should be limited to 5 litres per hectare.

Could you confirm the existing site discharges into Thames Waters sewers, If so to which one Foul or Surface and the current discharge rate?

Kind Regards

Andrew John

Developer Services – Sewer Adoptions Team

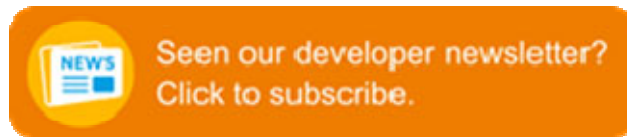
Office: 0203 5779018

Andrew.John@thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk



From: Naomi Ward [<mailto:Naomi.Ward@rpsgroup.com>]

Sent: 13 August 2019 10:52

To: Andrew John

Subject: FW: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

Hi Andrew,

Many thanks for your response.

I realised looking at my original application to you that I did not state the rate at which we are hoping to discharge at.

We are proposing to discharge surface water at a rate of 2 l/s. Would this be acceptable for Thames Water?

Kind Regards

Naomi Ward

Environmental Consultant

RPS | Consulting UK & Ireland

T +44 161 786 8550

E naomi.ward@rpsgroup.com

From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 13 August 2019 09:51

To: Naomi Ward <Naomi.Ward@rpsgroup.com>

Cc: Daniel Percival <daniel.percival@rpsgroup.com>

Subject: RE: Pre-development Enquiry: 71 – 73 Caversham Road, Reading, RG1 8JA

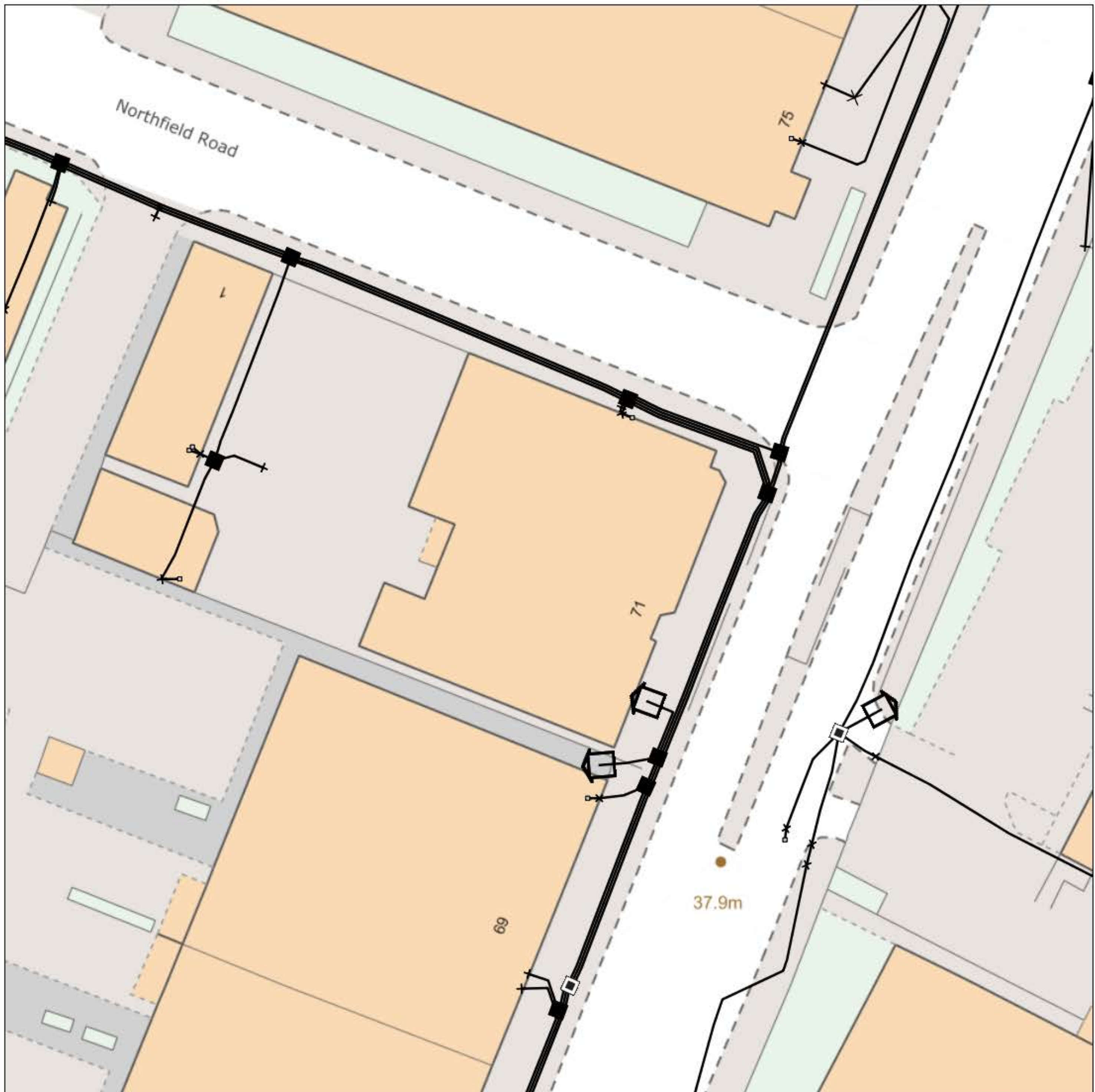
CAUTION: This email originated from outside of RPS.

Dear Naomi,

APPENDIX E

British Telecom

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

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KEY TO BT SYMBOLS

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

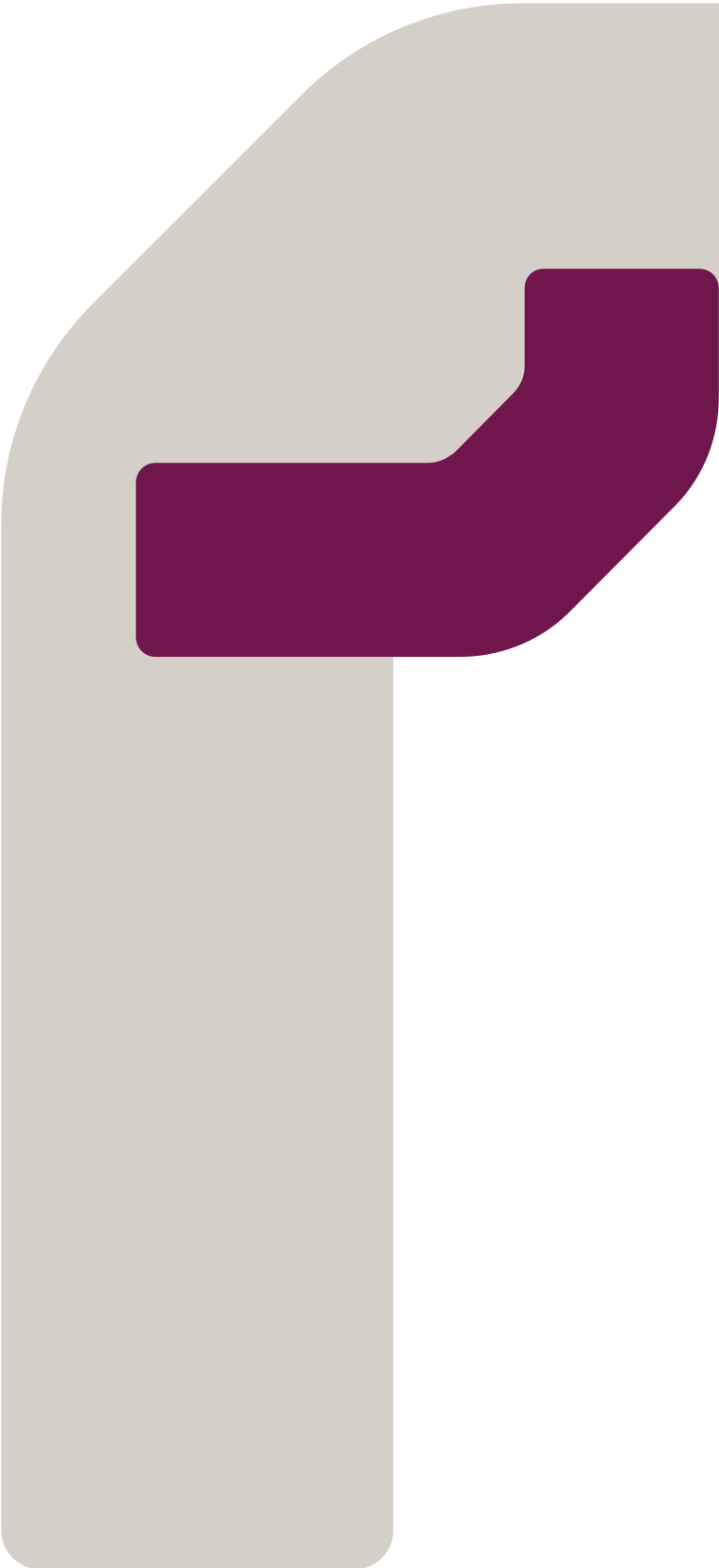
BT Ref : W XK05263K

Map Reference : (centre) SU7124274040

Easting/Northing : (centre) 471242,174040

Issued : 01/08/2019 17:26:49

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



APPENDIX F

Third Party Asset Plans



Miss Naomi Ward
RPS Consulting Services Ltd
8, Exchange Quay, Salford, 8, Exchange Quay, Salford,
Manchester Greater Manchester
M5 3EJ

Zayo Plant Protection Centre
c/o JSM Group Ltd
Plant Protection Department
Sterling House
Mutton Lane
Potters Bar
Herts, EN6 3AR

Date: 30/07/2019

Your Reference: RCEF74716

Our Reference: 16127633

Dear Miss Naomi Ward,

ZAYO GROUP LTD UK AFFECTED C2 PRELIMINARY PLANT ENQUIRY

We acknowledge with thanks your request dated 30/07/2019 05:08:23 PM for information on the location of our assets.

We confirm we have reviewed your proposed plan and have enclosed maps of the area in which Zayo Group UK Ltd have apparatus.

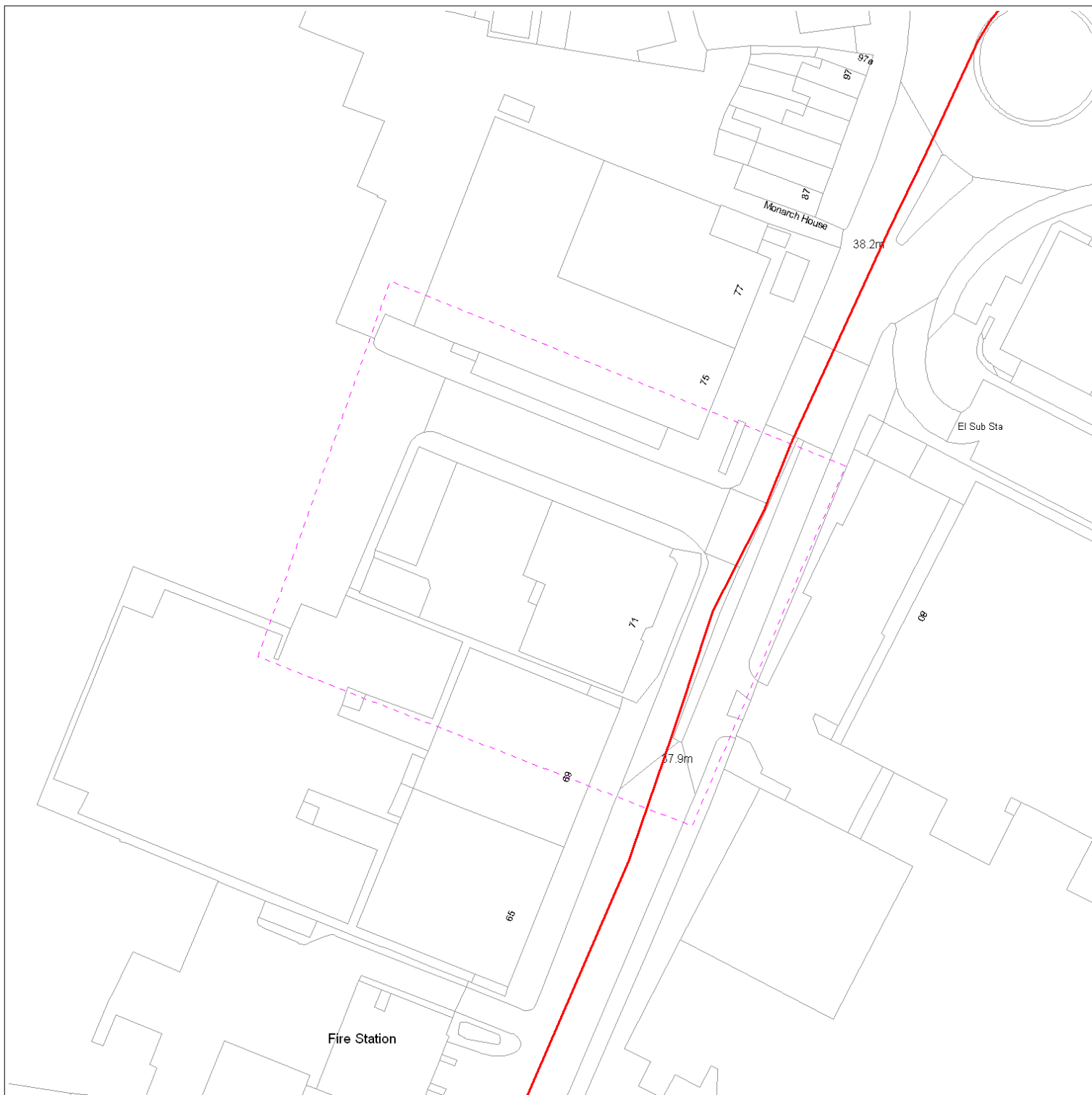
Please note these maps indicate approximate location only and their accuracy cannot be guaranteed. To determine the exact location a trial hole must be dug using extreme caution and hand dig methods only. Please refer to the attached document "Guide to Excavation within the vicinity of Zayo Apparatus".

Please forward all C3 and C4 Diversionary Estimate requests for diversionary works under the New Roads and Street Works Act 1991 "Measures necessary where apparatus is affected by Major Works (Diversionary Works), A Code of Practice", to zayodiversions@jsmgroup.com.

Please do not hesitate to contact us for further assistance.

Yours faithfully,

Zayo Group UK Ltd c/o JSM Group Ltd
JSM Plant Protection Department
T: 01992 655 919
zayoplantenquiries@jsmgroup.com



Date Requested: 30/07/2019

Requested by: Naomi Ward

Company: RPS Consulting Services Ltd

Job Reference: 16127633

Your Scheme/Reference: RCEF74716

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

The information on this document is proprietary and shall not be used, copied, reproduced or disclosed in whole or in part without written consent of Zayo Group UK Ltd. Approximate location only is shown. To determine exact location a trial hole must be dug with a Zayo Group UK Ltd Supervisor present. Zayo Group UK Ltd and JSM Construction Ltd accept no liability for errors or omissions.



Protecting Lives, Cables & Pipes

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



In Emergency Only and if Zayo Plant or Cables damaged call: 0800 169 1646

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zayo
GROUP

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



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

zayoplantenquiries@jsmgroup.com

Naomi Ward

From: >Plant Enquiries Team <PlantEnquiriesTeam@virginmedia.co.uk>
Sent: 14 August 2019 11:52
To: Naomi Ward
Cc: Narayan, Vijay 02; Nathan, Alason Jennifer
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA VM.1143872
Attachments: VM.1143872.pdf; AFFECTED TEMPLATE VM.1143872.doc

CAUTION: This email originated from outside of RPS.

Dear Sir/Madam,

Thank you for your recent enquiry regarding the above location.

The Plant Enquiries Team has now completed your search, and the results are attached. Please note that we try to provide maps where ever available. On occasions where our records show the area is not affected, you may receive a map showing apparatus in the close proximity.

Should you require any further assistance in this matter, please email - plant.enquiries.team@virginmedia.co.uk or call: 0870 888 3116 (Option 2)

{You will be receiving the VAT Receipt, for the payment of this enquiry in next 24 to 48 working hours through email.}

Stephy Jaison | Plant Enquiry Team
Virgin Media Services | Mayfair Business Park, Broad Lane, Bradford, BD4 8PW
T 0870 888 3116(opt 2)
Want to know more? Visit www.virginmedia.com

From: Naomi Ward [mailto:Naomi.Ward@rpsgroup.com]
Sent: 09 August 2019 15:11
To: Jaison, Stephy
Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA VM.1143872

Hi Stephy,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground in the region of 7-8 storeys.

I have attached proposed plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number RCEF74716.

Please include the entire area shown within the red boundary as presented in the attached drawings.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you, do not hesitate to contact me with any questions.

Kind Regards

Naomi Ward

Environmental Consultant
RPS | Consulting UK & Ireland
8 Exchange Quay
Salford, Greater Manchester M5 3EJ, United Kingdom
T +44 161 786 8550
D 01617868550 **M** 07514951026
E naomi.ward@rpsgroup.com
rpsgroup.com



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RPS Group Plc, company number: 208 7786 (England). Registered office: 20 Western Avenue Milton Park Abingdon Oxfordshire OX14 4SH.

RPS Group Plc web link: <http://www.rpsgroup.com>

Save Paper - Do you really need to print this e-mail?

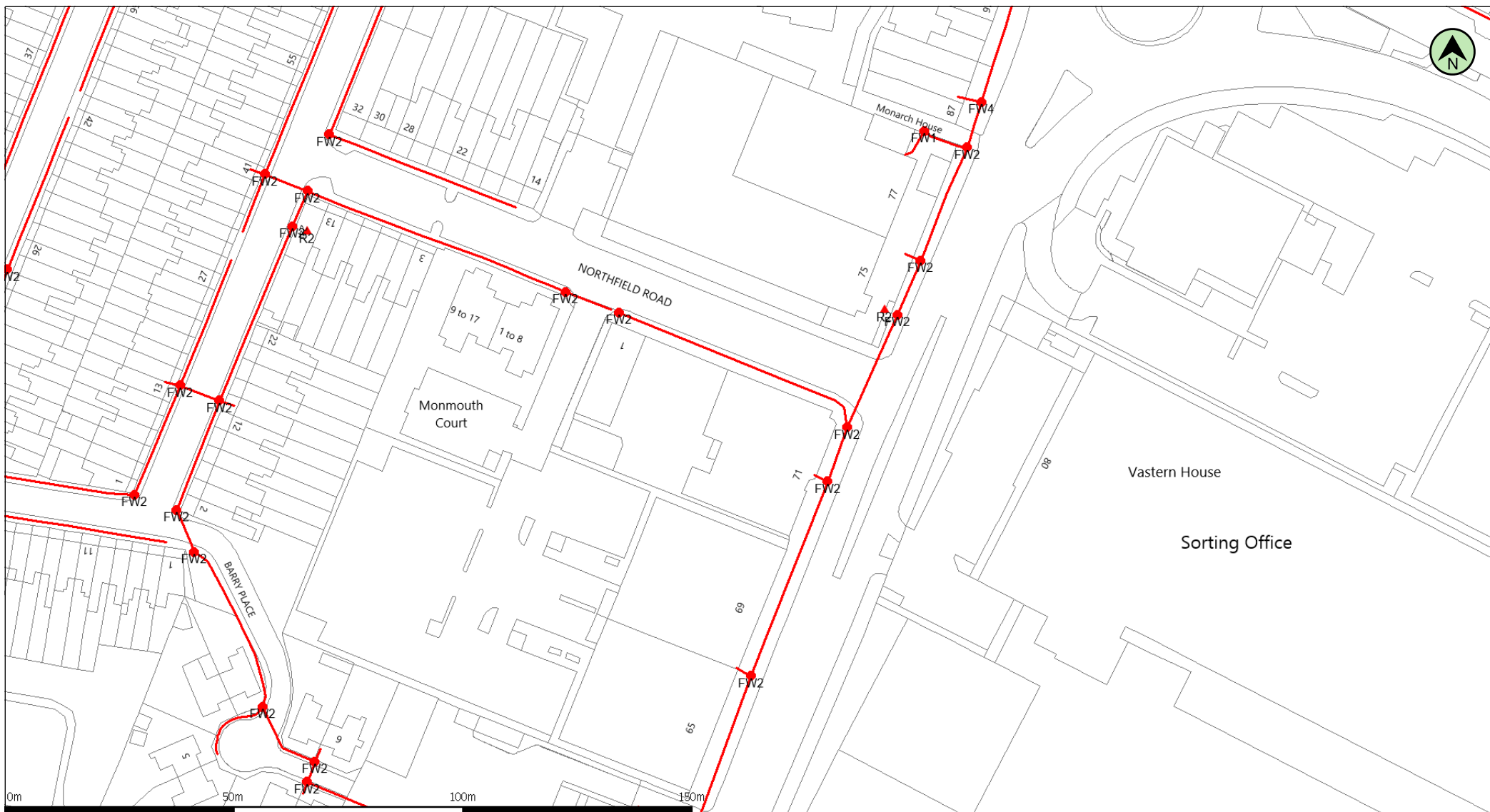
Visit www.virginmedia.com for more information, and more fun.

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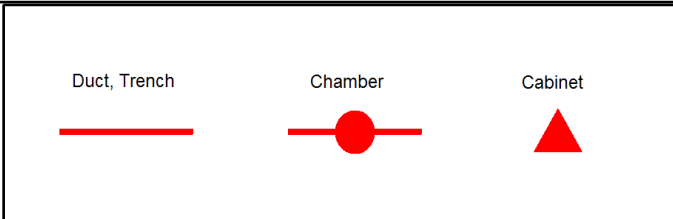
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Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100019209.



stephy.jaison@virginmedia.co.uk
VM.1143872



Naomi Ward

From: Gopalakrishnan, Roshni <Roshni.Gopalakrishnan@atkinsglobal.com>
Sent: 12 August 2019 09:22
To: Naomi Ward
Subject: RE: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA
Attachments: Special Requirements.pdf; Caversham Road.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of RPS.

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. 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.

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

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.

ATKINS working on behalf of Vodafone: Fixed



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

From: Naomi Ward <Naomi.Ward@rpsgroup.com>
Sent: 31 July 2019 18:56
To: plantenquiries@instalcom.co.uk; Asset Team <asset.team@cityfibre.com>; plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; nrswa@cofely-gdfsuez.com; kpn.plantenquiries@instalcom.co.uk; mbnl.plant.enquiries@turntown.com; asset.data@sse.com; nrswa@sky.uk; SOTA.plantenquiries@instalcom.co.uk; telenttelia.plantenquiries@telent.com; assetrecords@utilityassets.co.uk;

osp-team@uk.verizonbusiness.com; National Plant Enquiries <OSM.enquiries@atkinsglobal.com>

Cc: Daniel Percival <daniel.percival@rpsgroup.com>

Subject: Apparatus Enquiry for: 71 – 73 Caversham Road, Reading, RG1 8JA

Good Morning,

Please find attached details of a site located at **71 – 73 Caversham Road, Reading, RG1 8JA**

NGR: SU 71240 74049 X (E) 471240, Y (N) 174049.

The proposal is for the demolition of the existing corner building fronting Caversham Road/Northfield Road and the erection of a new residential building with commercial at ground in the region of 7-8 storeys.

I have attached proposed plans to this email.

Please can you confirm whether you hold any plant/ apparatus within the site, if so please send plans of any plant belonging to your company to this address, quoting our reference number RCEF74716.

Please include the entire area shown within the red boundary as presented in the attached drawings.

If your company has no plant present within this area please supply written confirmation, declaring that no plant is affected.

Thank you, do not hesitate to contact me with any questions.

Kind Regards

Naomi Ward

Environmental Consultant

RPS | Consulting UK & Ireland

8 Exchange Quay

Salford, Greater Manchester M5 3EJ, United Kingdom

T +44 161 786 8550

D 01617868550

E naomi.ward@rpsgroup.com

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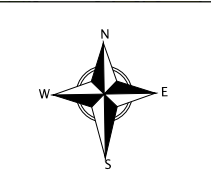
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Legend

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



vodafone

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

Plot Date : 12/08/2019 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.