

UTILITIES REVIEW



BENNET COURT, READING

DV5 COLTHAM (READING) LTD



Issued by:

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INTRODUCTION

This summary report has been created to inform Coltham of the existing site constraints from utilities in and immediately around Bennet Court, Reading.

It is a Type D survey in accordance with PAS128, based on asset information obtained direct from the utility asset owners.

A Line Search Before You Dig (LSBUD) enquiry identified all utility owners in and around the area of Phoenix Place. Asset records were obtained from all owners and are summarised in this report.

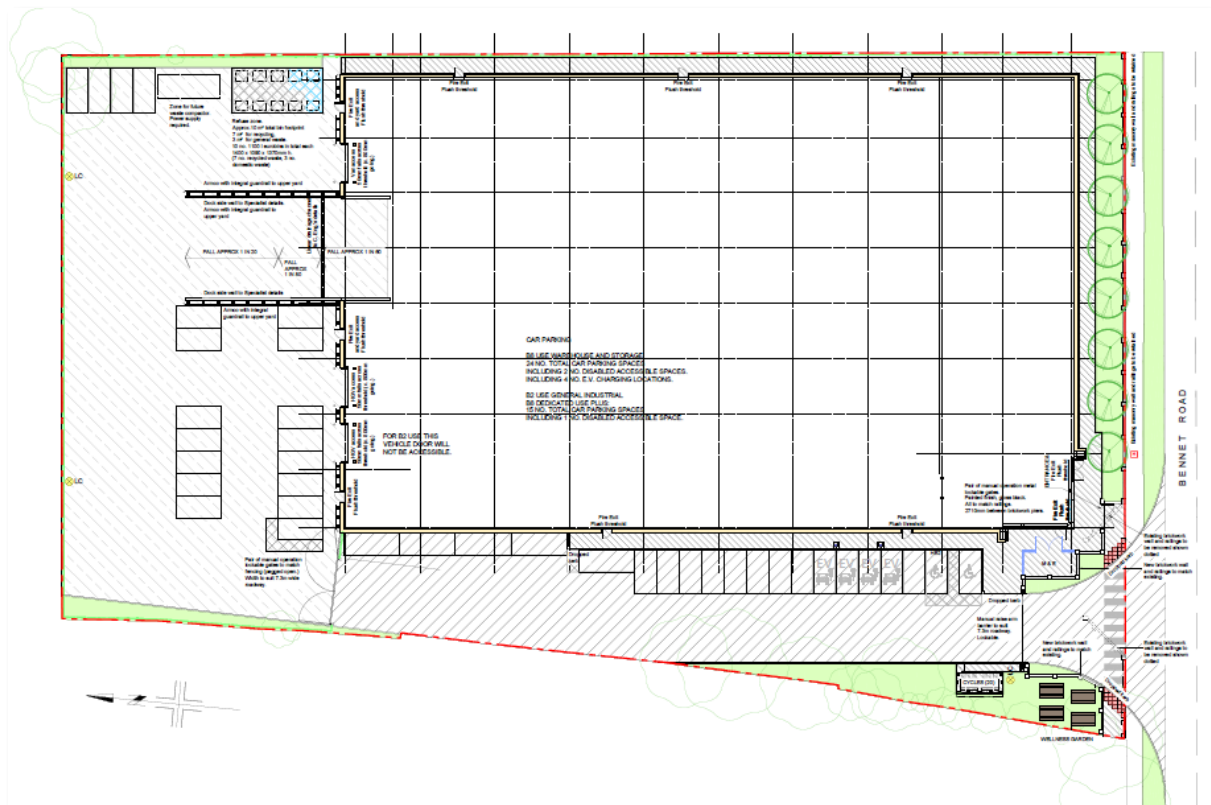
The utility company's data is uncontrolled and cannot be relied upon for accuracy, therefore should only be used for guidance only. We recommend that a detailed survey be carried out using a combination of Ground Penetrating Radar Survey (GPRS), lifting manholes and visual inspection to verify the positions of below ground services as indicated on the received asset plans where relevant.

The following Asset Owners are present in the area immediately around or near to Bennet Court:

- Scottish and Southern Electricity Networks Distribution
- Openreach
- Scotia Gas Networks
- Thames Water
- Virgin Media
- Lumen Technologies
- Colt Technology Services
- Neos Networks
- City Fibre
- TeliaSonera



Google Image of Existing Buildings and Approximate Site Boundary



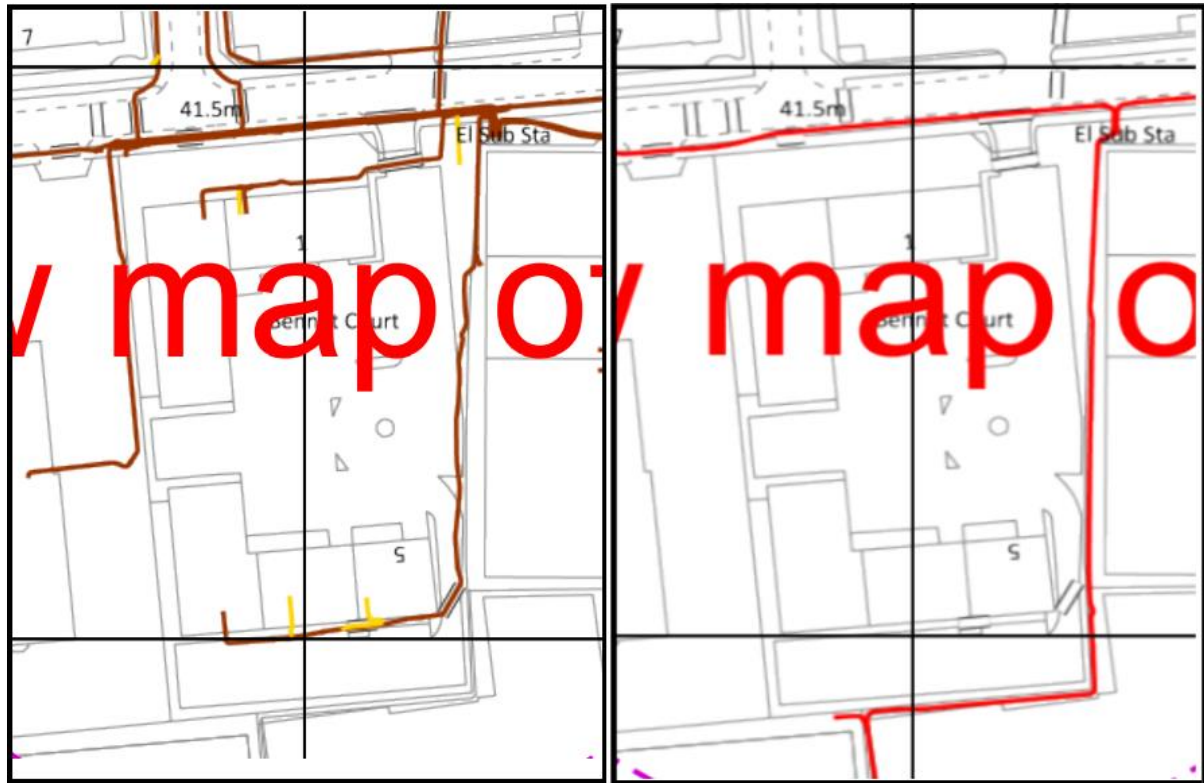
SUMMARY

1. Many of the existing services run in the footpath adjacent to Bennet Road. The formation of the new bell mouth opposite the junction of Commercial Road and Bennet Road will require these services to be lower in order to provide the minimum depth of cover to provide protection from loads placed upon them by vehicular traffic.
2. Electricity – removal of the existing 400V Low Voltage supply to the existing building is required. New connections required at Low Voltage for the new buildings will be derived from the local network potentially using the existing substation. **Diversion required.** Also a diversion may be needed for the 11kV cable running from the north to the south of the site linking the two distribution substations.
3. Gas – no diversions required. Disconnection of supply required from existing building. No new connections envisaged for new buildings, although these should be 'enabled' for a future gas connection if required by occupiers.
4. Water – **Diversion required.** New connections available from existing main at boundary. Existing connection to existing building may be reusable.
5. Telecoms – Openreach – disconnections required from existing building. **Diversion required.** New connections available by connecting to one of numerous chambers around the perimeter of the site, with services terminating directly into the building at a suitable location.
6. Telecoms – Virgin Media – **Diversion required.** Recommend review of Land Registry details for easements and wayleaves to see what rights are held by Virgin Media. New connections available to new buildings if required by the occupiers.
7. Telecoms – Lumin Technologies – **Diversion required.** Lumin Technologies telecommunication apparatus buried within the footpath adjacent to or possibly on the northern boundary of the site. This crosses beneath the existing site entrance and the proposed new site entrance.
8. Telecoms – Colt Technology Services – no diversions required. Recommend review of Land Registry details for easements and wayleaves to see what rights are held by Colt Technology Services.
9. Telecoms – Neos Networks – no diversions required. Recommend review of Land Registry details for easements and wayleaves to see what rights are held by Neos Networks.
10. Telecoms – City Fibre – no diversions required. Recommend review of Land Registry details for easements and wayleaves to see what rights are held by City Fibre.
11. Telecoms – TeliaSonera – no diversions required. Recommend review of Land Registry details for easements and wayleaves to see what rights are held by TeliaSonera.
12. The existing utility services have been reviewed with reference to capacity and utility service requirements and we do not envisage any major impact on the local infrastructure.
13. Incoming utility supplies will be routed taking into consideration and to avoid where possible the potential for damage to archaeological remains, retained trees and avoid being routed through the location of proposed trees.
14. Drainage - The drainage strategy highlights that we are reducing the surface water discharge and are in line with the guidance and are providing Suds within the development.

EXISTING UTILITIES

ELECTRICITY

SCOTTISH AND SOUTHERN ELECTRICITY NETWORKS DISTRIBUTION



Left; 400V LV Service Cables, Right; 11kV Service Cables

The asset record obtained from Scottish and Southern Electricity Networks Distribution (SSEN) identifies the following electricity network equipment in and around the Bennet Court.

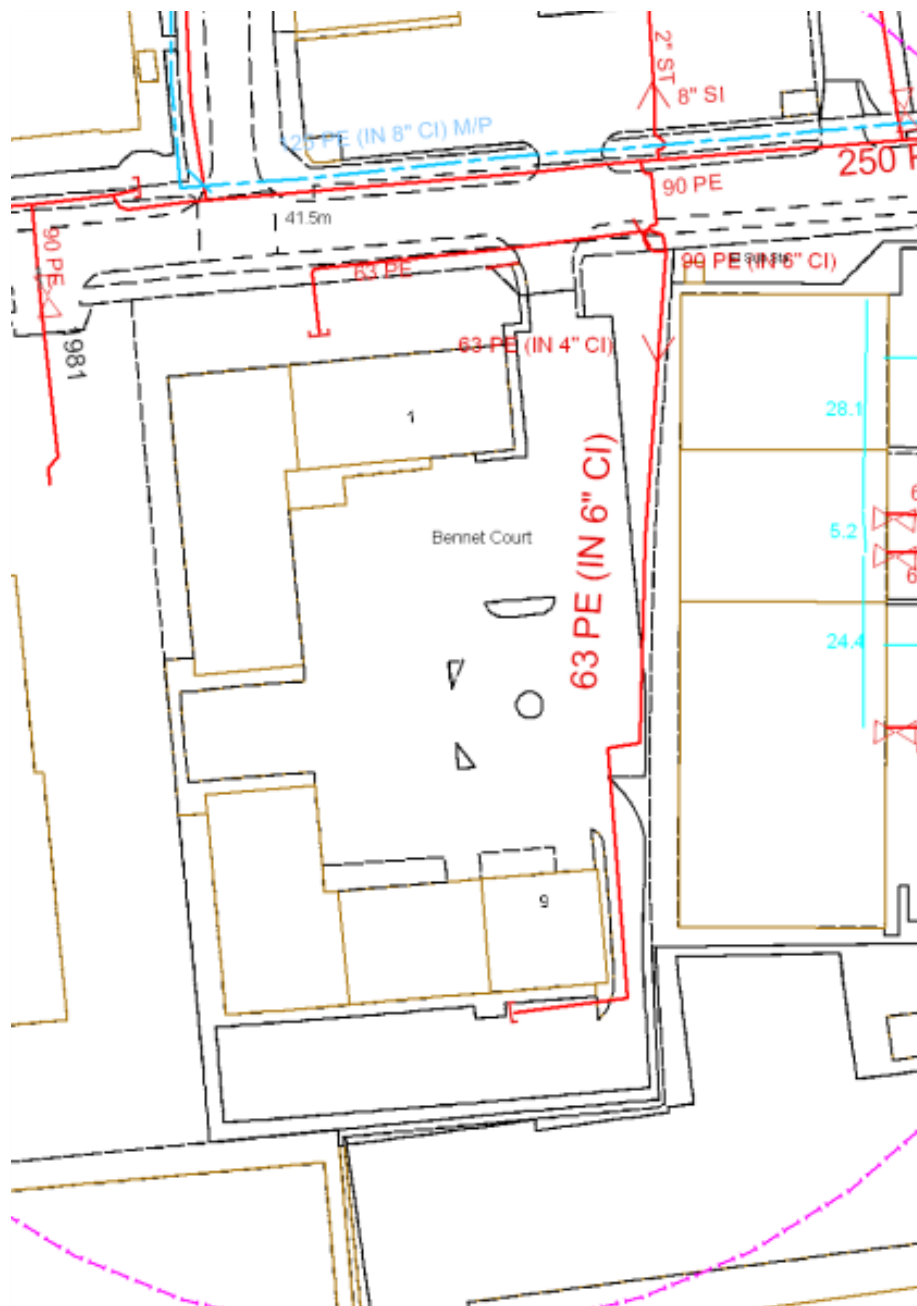
400V services (brown lines) are shown to the north of the site, crossing under the existing site entrance, serving the existing building via the substation that is located just outside the north east boundary of the site. All cables previously served the existing building will required discounting and removing.

11kV services (red lines) shown to the north of the site. These are indicated to run in footpath adjacent to Bennet Road and serve the substation located just outside the north east boundary of the site. A SSEN owned 11kV service cable runs on or along the eastern and southern site boundary. This service cable links two distribution substations and forms part of SSEN's local network, it is recommended that a review of Land Registry details for easements and wayleaves to see what rights are held by SSEN with regards to access rights.

The existing entrance is being widened therefore the services crossing the entrance may need to be lowered if the depth of cover does not comply with the NJUG requirements.

GAS

SCOTIA

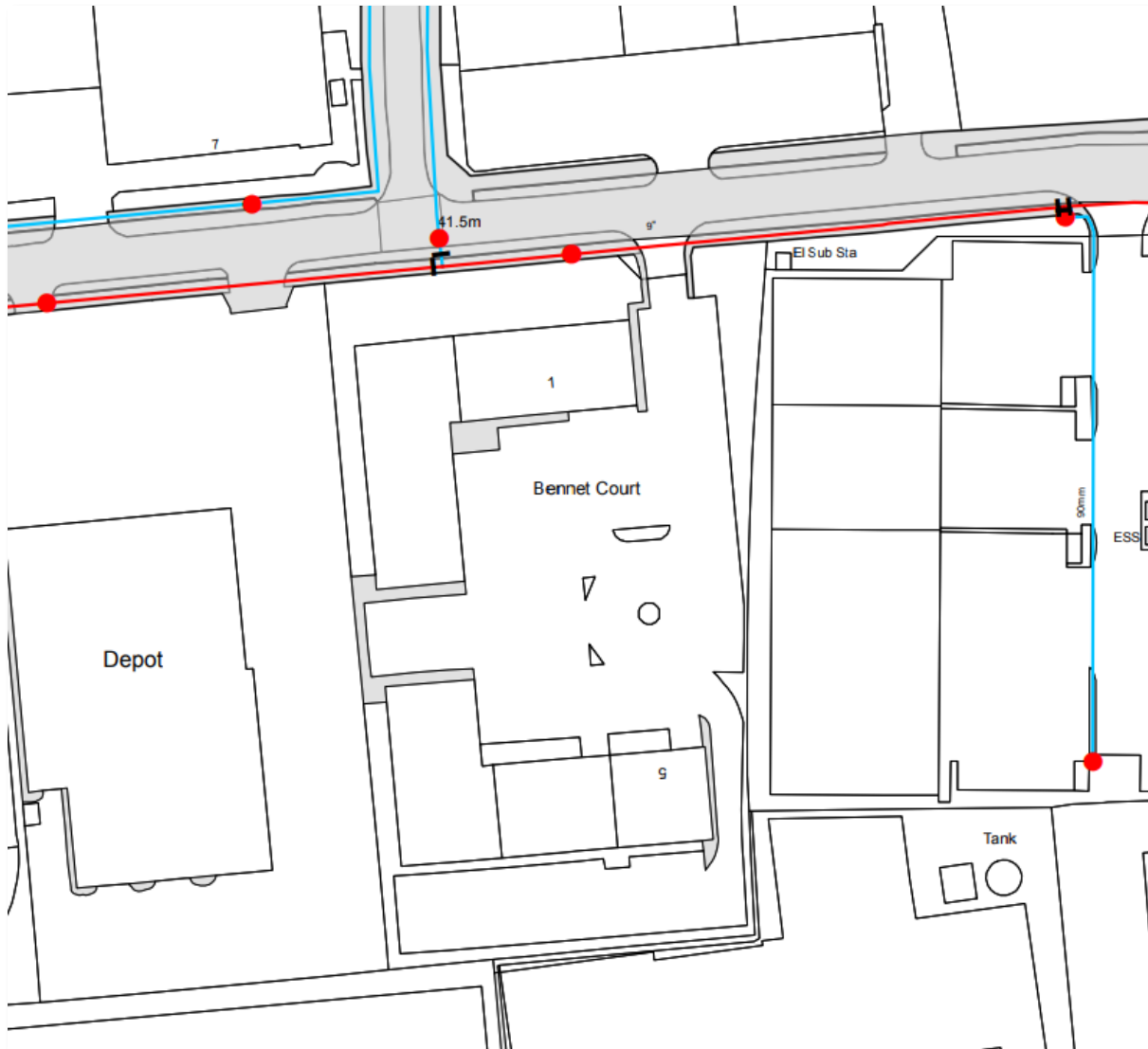


The asset record obtained from Scotia Gas Networks indicates the development area is surrounded by a 'ring' of low-pressure gas pipes, with two direct gas supplies into the existing Bennet Court buildings, the first supply is a 4" service to the north of the site and the second supply is a 6" service to the site's legacy southern buildings, both supplies are currently capped off and left in situ.

The existing entrance is being widened it is the intention to isolate the existing gas at the right-hand side of the new entrance, The existing supply pipe going in to the legacy buildings could be modified and left at the boundary ready for re-use should a gas supply be required to the proposed development.

WATER

THAMES WATER (clean water)

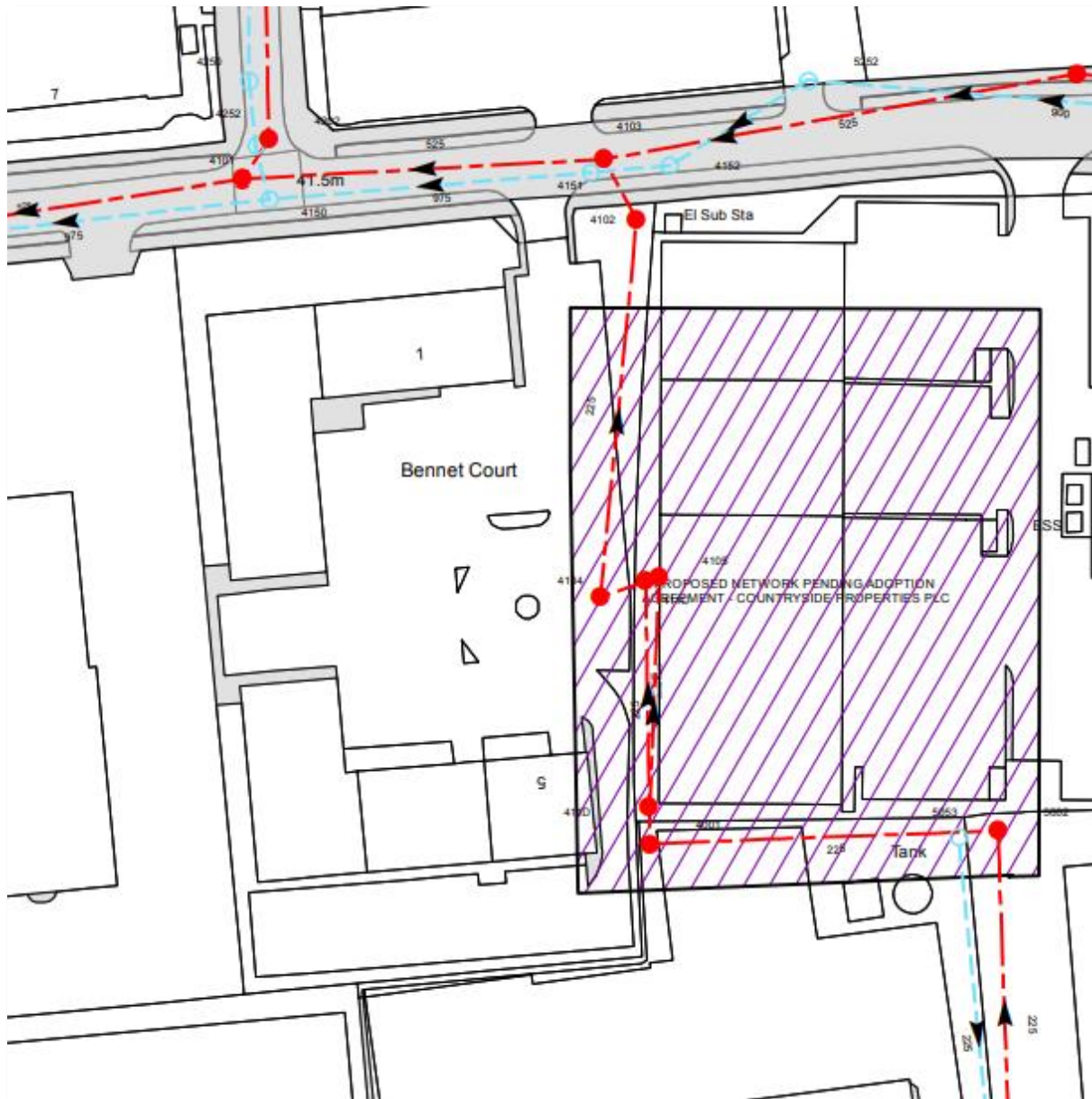


The asset record obtained from Thames Water indicates the development area is surrounded by a 'ring' of mains water pipes. No connections are shown on Thames Water plans, but it is highly likely the building benefits from a mains water connection off this network.

There are three hydrants in existence within c.20m of the site boundary to the north of the site. All the water pipes are just outside the red line (northern) boundary indicated on the draft site drawings.

The existing service entrance is being widened therefore the services crossing the entrance may need to be lowered if the depth of cover does not comply with the NJUG requirements.

THAMES WATER (waste water)

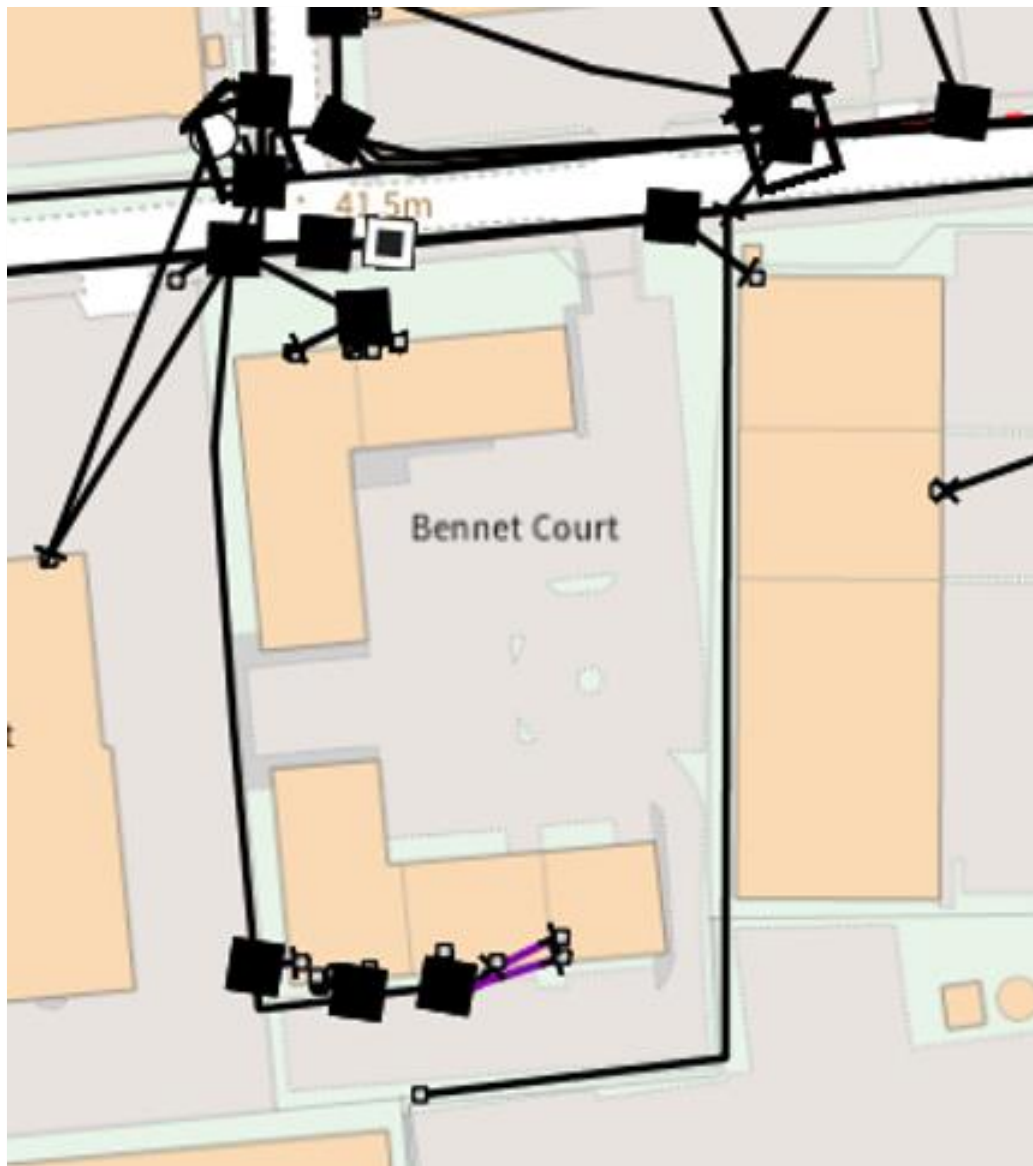


Waste water record – refer to Nolan Associates for comments.

Nolan Associates have confirmed the drainage strategy highlights that we are reducing the surface water discharge and are in line with the guidance and are providing SUDs within the development

TELECOMS

BT OPENREACH



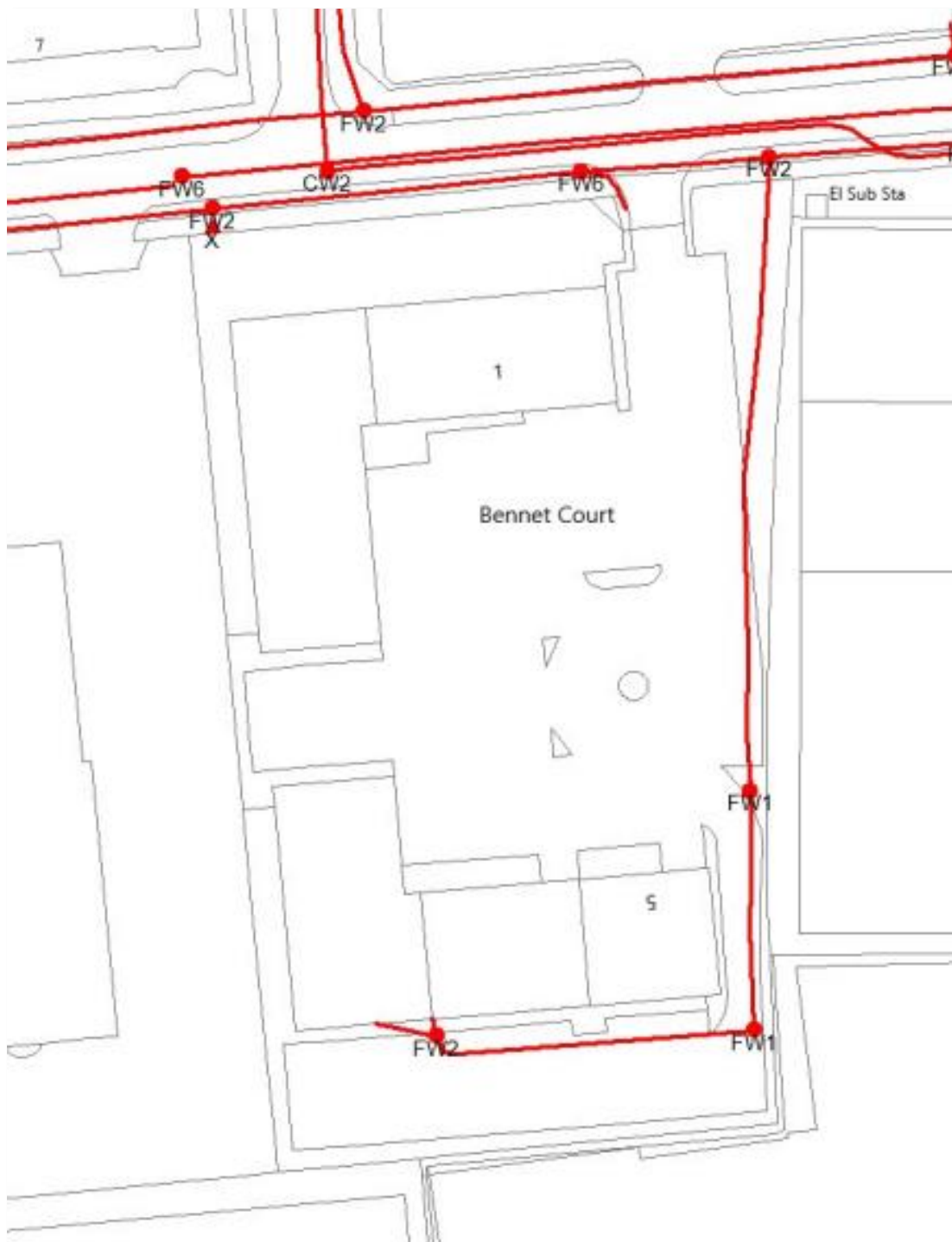
BT Openreach has an extensive duct system all the way around the outside of the site, with chambers and connections into the site at three separate locations.

There are two independent connections shown into the existing building. These services will need disconnection if not already removed. There is also a service to the rear of the development that will need to be removed or diverted.

A BT Openreach owned service cable runs on or along the eastern and southern site boundary. It is not clear from the record drawings what this cable serves, it is recommended that a review of Land Registry details for easements and wayleaves to see what rights are held by BT Openreach with regards to access rights.

The existing service entrance is being widened therefore the services crossing the entrance may need to be lowered if the depth of cover does not comply with the NJUG requirements.

VIRGIN MEDIA



Virgin Media has an extensive fibre network around the perimeter of the site running within the site boundary, and a legacy service serving the existing buildings to the south of the site.

This service will need to be disconnected and removed.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of Virgin Media.

The existing service entrance is being widened therefore the services crossing the entrance may need to be lowered if the depth of cover does not comply with the NJUG requirements.

LUMEN TECHNOLOGIES



Lumen Technologies has telecommunication apparatus buried within the footpath adjacent to or possibly on the northern boundary of the site. This crosses beneath the existing site entrance and the proposed new site entrance.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of Lumen Technologies.

The existing service entrance is being widened therefore the services crossing the entrance may need to be lowered if the depth of cover does not comply with the NJUG requirements.

COLT

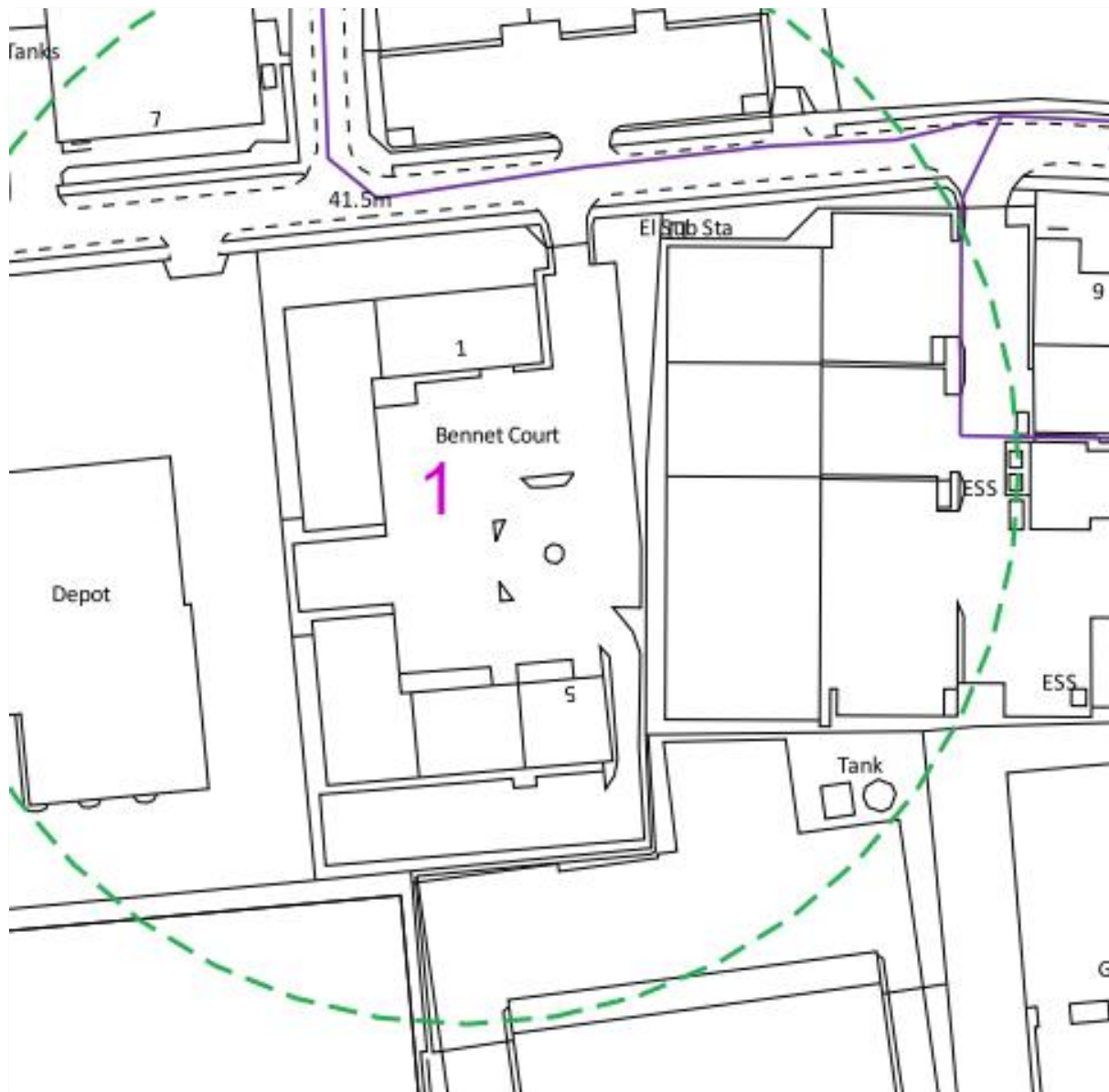


Colt Technology Services has telecommunication apparatus located within 20m of the existing site entrance. No connections are shown on record drawing to the existing buildings or crossing the site boundary.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of Colt Technology Services.

No diversions are necessary.

NEOS NETWORKS



Neos Networks has telecommunication apparatus located within 20m northern boundary. No connections are shown on record drawings to the existing buildings or crossing the site boundary.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of Neos Networks.

No diversions are necessary.

CITY FIBRE



City Fibre has telecommunication apparatus located within close proximity of the sites eastern boundary. No connections are shown on the record drawings to the site's existing buildings or within the site boundary.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of City Fibre.

No diversions are necessary.

TELIASONERA



TeliaSonera has telecommunication apparatus located within 20m northern boundary. No connections are shown on record drawings to the existing buildings or crossing the site boundary.

Owing to the close proximity of this service, we recommend the Land Registry is checked for easements or wayleaves in favour of TeliaSonera.

No diversions are necessary.

NEW UTILITY CONNECTIONS

The site is well served by all utilities. We envisage the following works being required to serve the proposed site of a new distribution warehouse of 53,000ft² of gross internal floor area:

1. **Electricity** – Two 400V service cables serve the existing buildings at Bennet Court via a SSEN own distribution transformer located just outside the north east boundary of the site, these cables are unsuitable for providing power the new development. It is recommended these existing supplies would be removed by SSEN and new applications for two Low Voltage supplies made. It is possible that the existing substation on the northern boundary off Bennet would be utilised by SSEN to provide these connections.
2. **Water** – we do not envisage any mains reinforcement would be required to serve the new development and a new small diameter service connection would be requested of Thames at standard cost.
3. **Gas** – it is not envisaged that a gas supply will be required for the new development, but connections can be facilitated by installing pipes from the building to the boundary ready for an occupier to order up a supply and arrange a meter in the future.
4. **Telecoms** – services can be obtained from any service provider via the Openreach duct network and occupiers also have a choice of Virgin Media for their supplier, with a network immediately available at the boundary.
5. **Drainage** - The drainage strategy highlights that we are reducing the surface water discharge and are in line with the guidance and are providing Suds within the development.
6. The existing utility services have been reviewed with reference to capacity and utility service requirements and we do not envisage any major impact on the local infrastructure.

Please refer to the utility tracker for quoted amount and timeframe for the proposed works.

Engineering Services Consultancy Ltd

24 November 2023