

ALWAYS EXERCISE CAUTION WHEN EXCAVATING
REFER TO HSE (G) 47 FOR GUIDANCE

DRAWING PRODUCED USING UTILITY ORDNANCE
DATA & CAT SCAN INFORMATION PRODUCED
BY TERRAIN SURVEYS.
PLEASE READ IN CONJUNCTION WITH TERRAIN
SURVEYS DRAWING TS21-619-2 FOR FULL DETAILS

CAUTION
DRAWING PRODUCED USING UTILITY ORDNANCE
PRIVATE SUPPLIES NOT SHOWN ON ORDNANCE
RECORDS AND THEREFORE UTILITY SERVICES
MAY BE PRESENT ON SITE

NOT FOR CONSTRUCTION
AWAITING UTILITY DESIGN
AWAITING INFORMATION
DESIGN IN PROGRESS
DRAFT ONLY

INFORMATION & BASE DATA SCHEDULE EXISTING	
SOURCE	REFERENCES
Openreach (Existing)	Job Reference No. : ARE03404D Extracted: 09.11.2021
Thames Water (Existing)	Job Reference No. : ALS/ALS Standard/2021 4538293 Extracted: 09.11.2021
SGN Gas (Existing)	Job Reference No. : 23827729 Extracted: 09.11.2021
Virgin Media (Existing)	Job Reference No. 698125-1 Extracted: 1.10.2021
Vodafone (Existing)	Job Reference : Extracted: 10.11.2021
Cityfibre (Existing)	Job Reference No. : CPH_EP_000001 Extracted: 09.11.2021
SSE Networks (Existing)	Job Reference No. : 23827729 Extracted: 09.11.2021
Electric UKPN (Existing)	Job Reference/Drawing No. : Extracted: Printed:

- Do not scale from this drawing.
- The information provided on this drawing about the existing utility services conforms to PAS 128 (Q1-D) and is based on historic records provided by the statutory utilities. The actual position and status of any mains and services must be verified and established on site. This drawing is provided for information only.
- The information on this drawing is given without obligation or warranty. No liability of any kind whatsoever is accepted by Premier Energy Services Ltd, its agents or servants for any errors or omissions.
- Services to buildings are not shown but it must be assumed that any existing building is served with "live" supplies until proven otherwise. Written confirmation that a supply is "dead" must be obtained from the relevant utility.
- Cables to street lighting, road signs, illuminated bollards and some overhead apparatus are not always shown but must be assumed to exist.
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- Underground services must be located in accordance with HSE Guidance Note HS (G) 47 and BS's PAS 128:2014.
- Overhead power lines must be dealt with in accordance with HSE Guidance Note GS 6.
- For clarity existing plant is represented by single lines. Please note, this does not indicate the number of cables, ducts and pipes that may exist in the location indicated.

KEY

OPENREACH SERVICES

- Existing Openreach ducts
- Existing Openreach overhead cables
- Existing Openreach duct to be abandoned
- Existing Openreach cabinet
- Existing Openreach chamber
- Existing Openreach Man Hole

WATER SERVICES

- Existing water main
- Existing trunk main
- Wash out
- Existing water pipes / mains to be abandoned
- Existing proposed water valve

LOW PRESSURE GAS SERVICES

- Existing LP gas main
- Existing LP gas pipes / mains to be abandoned
- Gas reducer
- Gas valve
- Gas cap end

VIRGIN MEDIA SERVICES

- Existing CATV Ducts
- Existing ducting to be abandoned
- Existing distribution cabinet
- Existing CATV chamber

VODAFONE SERVICES

- Existing CATV Ducts
- Existing ducting to be abandoned
- Existing distribution cabinet
- Existing CATV chamber

CITY FIBRE SERVICES

- Existing CATV Ducts
- Existing ducting to be abandoned
- Existing distribution cabinet
- Existing CATV chamber

SSE COMMS

- Existing CATV Ducts
- Existing ducting to be abandoned
- Existing distribution cabinet
- Existing CATV chamber

HIGH VOLTAGE ELECTRIC SERVICES

- Existing HV electric main cables
- Existing HV electric overhead cables
- Existing ducting for HV cables
- Existing HV cables to be abandoned

LOW VOLTAGE ELECTRIC SERVICES

- Existing LV electric main
- Existing LV electric overhead cable
- Existing ducted LV electric main
- Electric pit end
- Existing LV electric cables to be abandoned

SILVER DEVELOPMENT
&
CONSTRUCTION CONSULTANCY

BROAD STREET MALL
REDEVELOPMENT
READING

EXISTING SERVICES DRAWING
GROUND FLOOR
SHEET 1 of 2

FOR INFORMATION ONLY

DRAWING NUMBER: PES-609433-001-00-GF-00-AS REVISION: -

DATE: 06.02.2023

1:250 @ A0

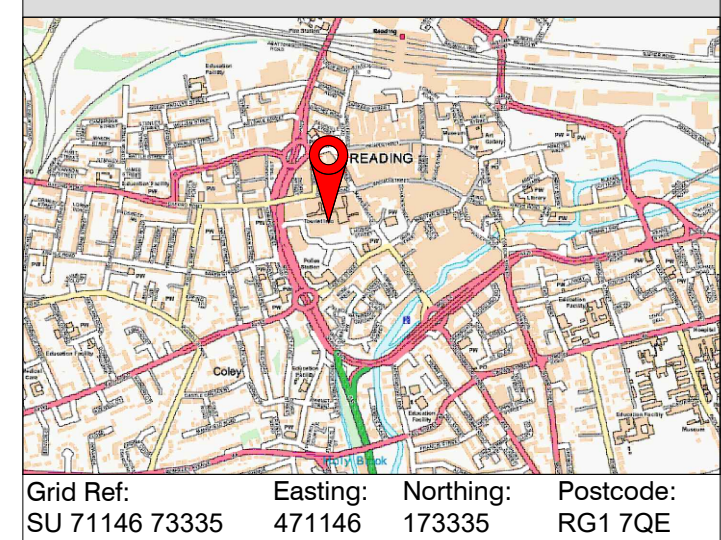
DRAWN: SG CHECKED: CPE APPROVED: MJN

Premier Energy
specialists in utility infrastructure



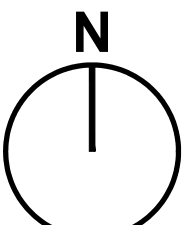
AWAITING SITE SURVEY FOR
FURTHER INFORMATION & EXACT
POSITIONS OF EXISTING CABLES,
DUCTS AND SUBSTATIONS

SITE LOCATION

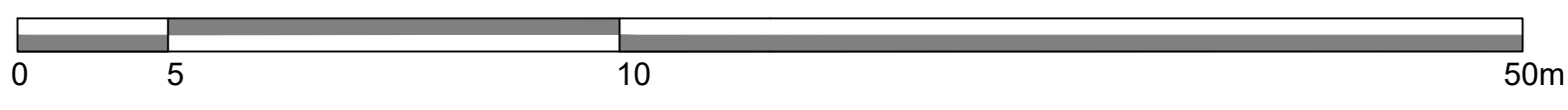


UTILITY PLANT EMERGENCY CONTACT SCHEDULE

UTILITY	ORGANISATION	CONTACT
OPENREACH	Dial Before You Dig Damaged plant	(T) 0800 917 3993 (F) 0208 328 4050 (E) dbyd@openreach.co.uk (T) 0800 023 2030 (Opt1)
WATER	Thames Water	Emergency 0800 3169800
GAS	SGN (Scotland)	Emergency 0800 111 999
CATV	Virgin	Plant Damage 0870 888 3116
CATV	Vodafone (C&W)	Plant Damage 0333 3040762
CATV	City Fibre	Plant Damage 0800 288 6267
ELECTRIC	Scottish & Southern Energy	Plant Damage 08000 727282



SCALE 1:250



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Virgin Media (Existing)	Map Centre : 471237, 173358 Extracted: 1.10.2021
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&
CONSTRUCTION CONSULTANCY**

**BROAD STREET MALL
REDEVELOPMENT
READING**

**EXISTING SERVICES DRAWING
BASEMENT LEVEL
SHEET 2 of 2**

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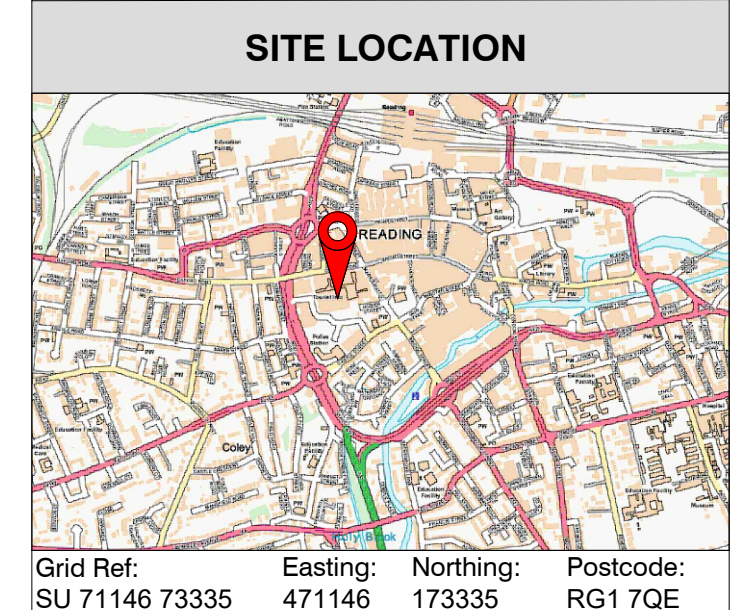
SCIENCE
BASED
TARGETS

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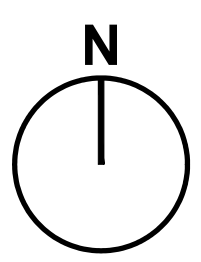
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SITE LOCATION



Grid Ref: SU 71146 73335 Easting: 471146 Northing: 173335 Postcode: RG1 7QE



SCALE 1:250

0 5 10 50m

DTE*
aving S7150357P0020-P0025,
previous survey has taken place.

APPENDIX F

SITE RECONNAISSANCE PHOTOGRAPHS

PHOTOGRAPHIC LOG

Photo No. 1	Date: 01/02/2023	
Description: Southern boundary of site, located in the demolition and development zone.		

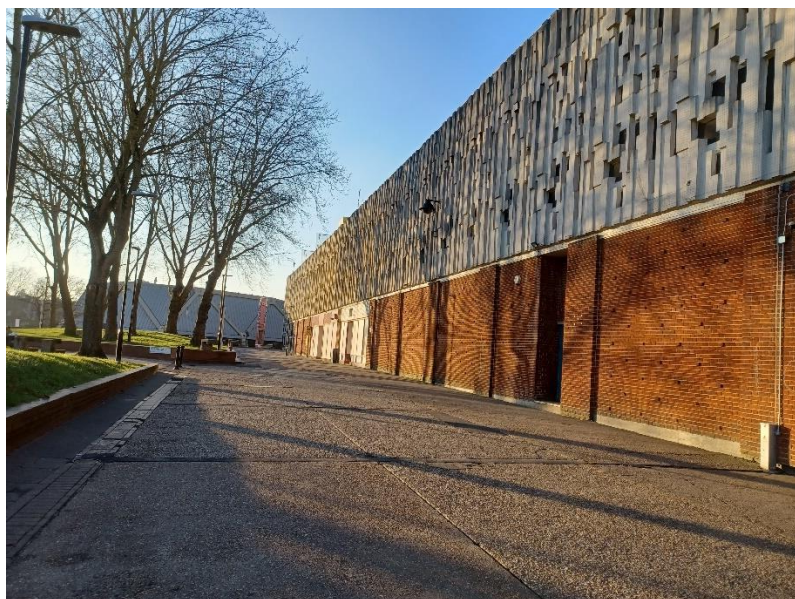
Photo No. 2	Date: 01/02/2023	
Description: Proposed development frontage along Dusseldorf Way.		

Photo No. 3	Date: 01/02/2023	
Description: Pedestrian access to multi-storey car park on Dusseldorf Way.		

Photo No. 4	Date: 01/02/2023
Description: Hexagon theatre adjacent to the site.	


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Photo No.	Date:	
5	01/02/2023	
Description:		
Basement area is more akin to a reduced level. Used for refuse storage and deliveries.		

Photo No.	Date:	
6	01/02/2023	
Description: On site substation.		

Photo No. 7	Date: 01/02/2023	
Description: Gas mains.		

Photo No. 8	Date: 01/02/2023	
Description: Refuse areas.		

Photo No. 9	Date: 01/02/2023
Description: Top of car park looking towards proposed development zone.	

A photograph taken from the top of a car park, looking towards a proposed development zone. The foreground shows a concrete wall and a paved area. In the background, there are several buildings, including a large white building with a grid-like facade, a tall building with a radio tower on top, and a church with a prominent spire. The sky is overcast.

Photo No. 10	Date: 01/02/2023
Description: Second on site substation.	


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Photo No. 11	Date: 01/02/2023	
Description: Eve's nightclub (left) to form part of development.		

Photo No. 12	Date: 01/02/2023	
Description: Adjacent residential apartments.		

APPENDIX G

TECHNICAL BACKGROUND

G1 Desk Study

Aquifer designation and Source protection zones

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.