

UTILITY ASSESSMENT REPORT

Proposed Vertical Extension, Eaton Court, Reading,
Berkshire on Behalf of Eaton Reading Ltd

Date: March 2026
Issue No. 2



DOCUMENT ISSUE RECORD

Client: Eaton Reading Ltd

Project: Proposed Vertical Extension, Eaton Court, Reading, Berkshire

Job Number: 10913

Document Title: Utility Assessment Report

Issue No.	1	2		
Date	March 2026	March 2026		
Description / Status	Draft for Comment	Planning submission		
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Authorised	D. Frosoni CEng MICE MCIWEM	D. Frosoni CEng MICE MCIWEM		
Document Check	C. Spanner BA (Hons)	C. Spanner BA (Hons)		

The methodology adopted and the sources of information used by Cole Easdon Consultants Limited (CE) in providing its services are outlined within this Report. Any information provided by third parties and referred to herein has not been checked or verified by CE, unless otherwise expressly stated within this Report. This Report was checked and approved on the date shown in the Document Issue Record and the Report (including its base information, adopted parameters and assessment methodology) is therefore valid on this date. Circumstances, regulations, assessment methodology and professional standards do change which could subsequently affect the validity of this Report.

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CE Figure 10913/500 Figure 1	Site Location Plan
CE Plan 10913/501	Existing Utilities

Appendix 2 – Utility Records

Appendix 3 – Drawings by Others

Drawing No. 103-255-(SK)200	Site Location Plan & Site Survey (by rg+p)
Drawing No. 103-255_(SK)101F	Proposed Ground Floor Plan (by rg+p)
Drawing No. 103-255_(SK)110C	Proposed Site Plan (byrg+p)

1.0 INTRODUCTION

1.1 This *Utility Assessment Report* has been prepared by Cole Easdon Consultants (CE) on behalf of Eaton Reading Ltd in support of a planning application for development of land at 104-112 Oxford Street, Eaton Court, Reading, Berkshire. Refer to CE Figure 10913/500 Figure 1 [*Site Location Plan*] in Appendix 1.

1.2 The objective of this Report is to identify any constraints on development relating to existing and proposed gas, electricity, telecommunications, water supply and sewerage services.

Development Proposals

1.3 The development proposals comprise a two storey vertical extension to provide an additional 12 residential flats, cycle and refuse storage, and associated works with a combined GIA of 881m² at Eaton Court, Reading, Berkshire. This study is based on Drawing No. 103-255_(SK)101F [*Proposed Ground Floor Plan*] (by rg+p) in Appendix 3.

The Existing Site

1.4 The proposed development site is an approximately 0.43ha area of previously developed brownfield land in mixed use area in Reading. The site is immediately bound by Oxford Road to the south, Eaton Place to the east and existing buildings to the north and west. Refer to CE Figure 10915/500 Figure 1 [*Site Location Plan*] within Appendix 1.

1.5 Land use in the vicinity of the site is commercial/residential.

Topographical Detail

1.6 A topographical survey has not been conducted on site.

Existing Utility Records

1.7 The primary source of records for existing on and off-site infrastructure services are the Utility Companies, who are obliged to provide copies of their records upon request.

1.8 Records have been obtained for the following existing services. Copies of the records are found in Appendix 2:

- i) BT Openreach Utility Records;
- ii) Gas (SGN);
- iii) Thames Water (TWU) – Foul & surface water sewage and clean water;
- iv) Virgin Media Utility Records;

-
- v) Scottish and Southern Electricity Network Records (SEN);
 - vi) Atkins Global;
 - vii) GTC – UK;
 - viii) ZAYO; and
 - ix) Vodafone.

2.0 ELECTRICITY

Refer to CE Plan 10913/501 [*Existing Utilities*] in Appendix 1

- 2.1 SSEN has provided plans showing their existing apparatus in the vicinity of the site. Refer to Appendix 2.
- 2.2 The SSEN service plan provided indicates the presence of a LV main electricity cable network immediately adjacent to the site boundary, located within Eaton Place to the north and east of the site and within Oxford Road to the south of the site.
- 2.3 An 11kV substation (Eaton Place Substation) is located to the north of the building.

Diversions

- 2.4 No diversions are necessary.

New Supply

- 2.5 It is anticipated that the development site can be serviced via a connection from the existing infrastructure. Final capacity and design considerations will be dealt with following planning consent via SSEN to determine if any offsite reinforcement works are required to their network.

3.0 GAS

Refer to CE Plan 10913/501 [*Existing Utilities*] in Appendix 1

- 3.1 SGN has provided plans showing their existing apparatus in the vicinity of the site. Refer to Appendix 2. An existing medium pressure gas main is located within the site boundary in the southeast corner supplying the existing property. Existing low pressure mains are located within Oxford Road to the south of the site and Eaton Place to the east of the site..

Diversions

- 3.2 No diversions are necessary.

New Supply

- 3.3 It is anticipated that the site can be serviced via a connection to the existing gas infrastructure located within the Eaton Place or Oxford Road. Final capacity and design considerations will be dealt with following planning consent via SGN to determine if any offsite reinforcement works are required to their network.

4.0 WATER SUPPLY

- 4.1 Thames Water has provided details of their existing network for water supply apparatus. Refer to Appendix 2. A 4" water main is located within Oxford Road to the south of the site and Eaton Place to the east of the site.

Diversions

- 4.2 No diversions are necessary.

New Supply

- 4.3 It is anticipated that the site can be serviced via a connection to the existing water main supply within the site or via the water main located within the Eaton Place to the east of the site. Final capacity and design considerations will be dealt with following planning consent via Thames Water to determine if any offsite reinforcement works are required to their network.

5.0 SEWERAGE

- 5.1 Thames Water has provided details of their existing sewer network. Refer to Appendix 2. Records indicate a public foul sewer is present within the Eaton Place to the east of the site and within Oxford Road to the south of the site. Topographical survey is not available; however, it can be assumed that the current development is connected to manhole reference 9402 or 9403 located within Eaton Place to the east of the site.

Diversions

- 5.2 No diversions are necessary.

New Supply - Sewerage

Foul Water

- 5.3 It is proposed to discharge foul water to the existing public sewer network located within Eaton Place via the existing connection.
- 5.4 A capacity check enquiry has been submitted to Thames Water to determine if capacity exists within the public sewer network to accommodate post development foul water discharge. A response is awaited. Final capacity and design considerations should be dealt with following planning consent via TW to determine if any offsite reinforcement works are required to their network.

Surface Water

- 5.5 A surface water drainage strategy has not been prepared for the site. It is assumed the existing site is surface water is being discharged into the surface water sewer located within Eaton Place to the east of the site. Refer to Thames Water Sewer Records In Appendix 2.
- 5.6 The proposed development comprises a 2 storey vertical extension to provide 12 flats. There will be no increase in impermeable area. As such there will be no post development increase in discharge to sewer.

6.0 TELECOMMUNICATIONS

BT

- 6.1 BT Openreach have provided details of their existing apparatus. An existing cable network is present within the Oxford Road and Eaton Place with connections to the existing buildings onsite. Refer to Appendix 2.

Diversions

- 6.2 No diversions are necessary.

New Supply

- 6.3 It is intended to provide telecommunications for phone line and internet services for the development.

- 6.4 It is anticipated that the site can be serviced via a connection to the existing local BT network.

Virgin Media

- 6.5 Virgin Media have provided details of their existing apparatus. There is an existing cable network located within Eaton Place and Oxford Road. Refer to Appendix 2.

Diversions

- 6.6 There is no Virgin Media apparatus within the site boundary, therefore no diversion is necessary.

New Supply

- 6.7 It is anticipated that the site can be serviced via a connection to the existing local Virgin Media network.

Vodafone

- 6.8 Vodafone have provided details of their existing apparatus. There is an existing cable network located within Eaton place to the north and east of the site and within the Oxford Road to the south of the site. Refer to Appendix 2.

Diversions

- 6.9 There is no Vodafone apparatus within the site boundary, therefore no diversion is necessary.

New Supply

6.10 It is anticipated that the site can be serviced via a connection to the existing local Vodafone network.

7.0 CONCLUSIONS AND WAY FORWARD

Existing Utilities

- 7.1 Existing records have been received for water supply, sewerage, BT, telecommunications, electricity and gas utilities.
- 7.2 Existing gas, electricity, water, telecommunications and sewerage utilities infrastructure are present in close proximity to the site. The proposed development can be serviced via new connections to these existing utilities.

Diversions

- 7.3 No diversions have been identified as necessary to facilitate the proposed development.

New Supply

- 7.4 It should be possible to supply the site with water, gas, electricity and telecommunications from the existing apparatus bounding the site located in Eaton Place and Oxford Road. Given the scale of the development, a detailed assessment will be required at the design stage to confirm the location of new supply connections. Capacity checks should be undertaken to determine if any offsite reinforcement is required.
- 7.5 Once planning approval is granted for development, detailed plans and service loadings will be submitted to each service provider so that proposals and quotations can be obtained for new supplies.
- 7.6 A more in-depth investigation will be required to ascertain the precise location and depths of the utilities when there are plans to make connections.

Capacity Check

Foul Water

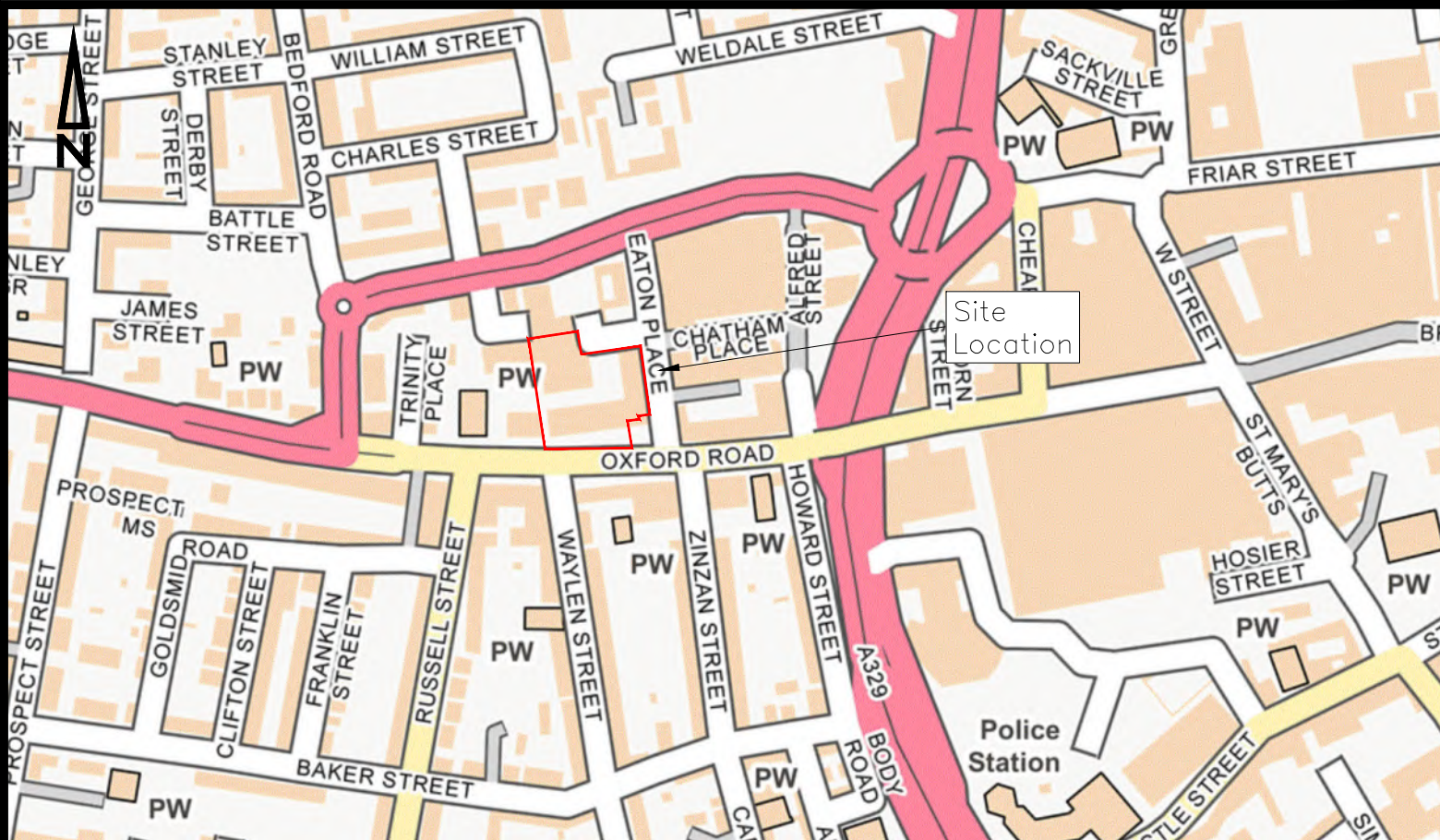
- 7.7 A capacity check has been submitted to Thames Water to determine if capacity exists within the existing public foul sewer network to accommodate post development discharge.
- 7.8 It is anticipated that a gravity connection to the public foul water sewer network is feasible. Final capacity and design considerations will be dealt with following planning consent via TW to determine if any offsite reinforcement works are required to their network.

Surface Water

-
- 7.9 There will be no increase in impermeable area. As such there will be no post development increase in discharge to sewer.

Cole Easdon Consultants Limited
March 2026

Appendix 1



Scale: 1:5,000



Scale: 1:100,000



01793 619 965 | cec@ColeEasdon.com | www.ColeEasdon.com

Job Title:
Proposed Development
Eaton Court
104-112 Oxford Road
Reading, Berkshire

Drawing Title:
Site Location Plan

Client:
Eaton Reading Ltd

Drawn By

AW

Checked By

DF

Date Drawn

March 2026

Drawing No.

10915/500 Figure 1

Drawing Status:

CONSTRUCTION DRAWING FOR CONTRACTOR RISK	FOR COMMENT	
	FOR PLANNING	☒
	FOR TENDER	
	FOR APPROVAL	
	FOR CONSTRUCTION AS BUILT	

Scale

As Shown (A4)

Revision

-



Planning Application Boundary

Existing Vodafone

VM

Existing Virgin Media Line

BT

Existing BT Line

Existing FW Sewer

Existing SW Sewer

WATER

Existing Water Main

LV

Existing LV Cable

Existing SSEN Service Cable

Existing ZAYO Duct

Gas

Existing Low pressure Gas Main

Existing Medium pressure Gas Main

Eaton Place Substation location (S/S)

Existing 11kV Cable

Notes

1. All utility routes shown are based on utility records received from utility suppliers. Locations are indicative. Refer to utility records for further information.

REFERENCE DRAWINGS:

Drawing No.	Drawing Title	Revision	Date	Company
2026_5286533	Sewer Records		February 2026	Thames Water
2026_5286533	Water Records		February 2026	Thames Water
40412830	SGN		October 2025	Linesearch
103-225_(SK)101F	Proposed Ground Floor Plan		April 2025	rg+p
SSEN_40412830	SSEN Distribution Main		February 2026	SSEN
JFK 10332V	BT Openreach Records		February 2026	Openreach
2024965-1	Telecoms Plan		February 2026	Virgin Media
40412830	LSBUD		February 2026	ZAYO Group
-	Vodafone		February 2026	Vodafone

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Client

Eaton Reading Ltd

Job Title

Eaton Court
Reading, Berkshire

Drawing Title

Existing Utilities

Drawing Status:

FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL	FOR CONSTRUCTION	AS BUILT

CONSTRUCTION AT CLIENT / CONTRACTOR RISK

Designed by:

AW

Drawn by:

AW

Checked by:

DF

Date

March 2026

Scale

NTS @ A2

Dwg. No.

10913/501

Rev.

Appendix 2

Catherine Spanner
UNIT 1, YORK HOUSE, HINDLE WAY
SWINDON
SN3 3RB

Search address supplied Eaton Court
Oxford Road
Reading
RG1 7LL

Your reference (10913) Eaton Court Berkshire

Our reference ALS/ALS Standard/2026_5286533

Search date 11 February 2026

Keeping you up-to-date

Notification of price changes

We're changing our report prices from 4th June 2025. The price will increase by 3.5% based on Retail Price Index (RPI).

Find our new prices on our website thameswater.co.uk/property-searches

Any Questions? We're happy to talk through the changes with you – give our Property Searches team a call on 0800 009 4540 .



Thames Water Utilities Ltd
Property Searches,
Clearwater Court, Vastern Road, Reading RG1 8DB



property.searches@thameswater.co.uk
thameswater.co.uk/propertysearches



0800 009 4540

Search address supplied: Eaton Court, Oxford Road, Reading, RG1 7LL

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 and 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 0800 009 4540, or use the contact details below:

Thames Water Utilities Ltd
Property Searches
Clearwater Court
Vastern Road
Reading
RG1 8DB

Email: property.searches@thameswater.co.uk

Web: thameswater.co.uk/propertysearches

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. The public sewer map 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.

Asset Location Search



Property Searches

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.

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. You can do this by emailing customer.feedback@thameswater.co.uk with the email subject header 'Enquiry – TWOSA', along with details of the request.

If you have any questions regarding sewer connections, budget estimates, diversions or building over 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

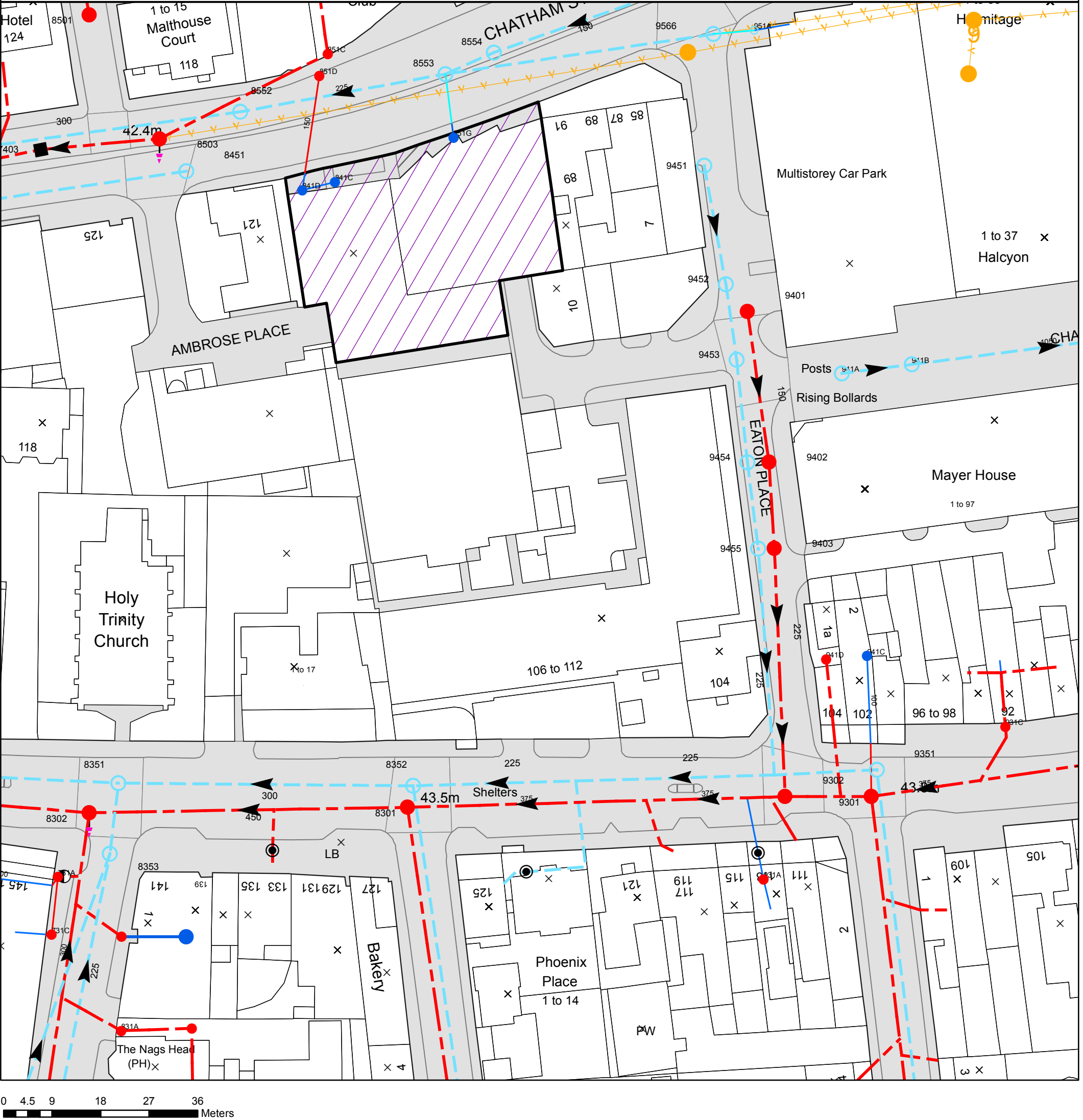
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water 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 before any works are undertaken. Crown copyright Reserved

Scale: 1:715
Width: 200m
Printed By: SAsok1
Print Date: 11/02/2026
Map Centre: 470885,173429
Grid Reference: SU7073SE

Comments:

ALS/ALS Standard/2026_5286533

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

REFERENCE	COVER LEVEL	INVERT LEVEL
8554	43.89	42.48
8503	42.44	39.34
8552	42.72	41.2
8352	43.59	42.11
8501	41.62	38.82
83MJ		
9402	44.35	41.7
9566		
9401	44.4	42.22
9453	44.4	43.06
83NK		
931A		
941B		
8353		
941C		
851C		
951A		
731C		
731A		
841D	44	41.68
931C		

REFERENCE	COVER LEVEL	INVERT LEVEL
9302	43.82	40.7
9403	44.2	41.3
9351	43.81	42.63
8553	43.73	41.78
8351	43.41	41.75
8451	42.54	41.01
9451	44.41	43.25
9455	44.15	42.77
9452	44.36	43.14
9454	44.32	42.95
8301	43.69	40.28
941A		
831A		
8302	43.5	40.22
9301	43.87	
851D		
941D		
83KJ		
851G	43.82	42.11
841C	43.95	41.72



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

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

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

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		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

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

	Ancillary		Drop Pipe
	Control Valve		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.

	Inlet		Outfall
	Undefined End		

Other Symbols

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

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

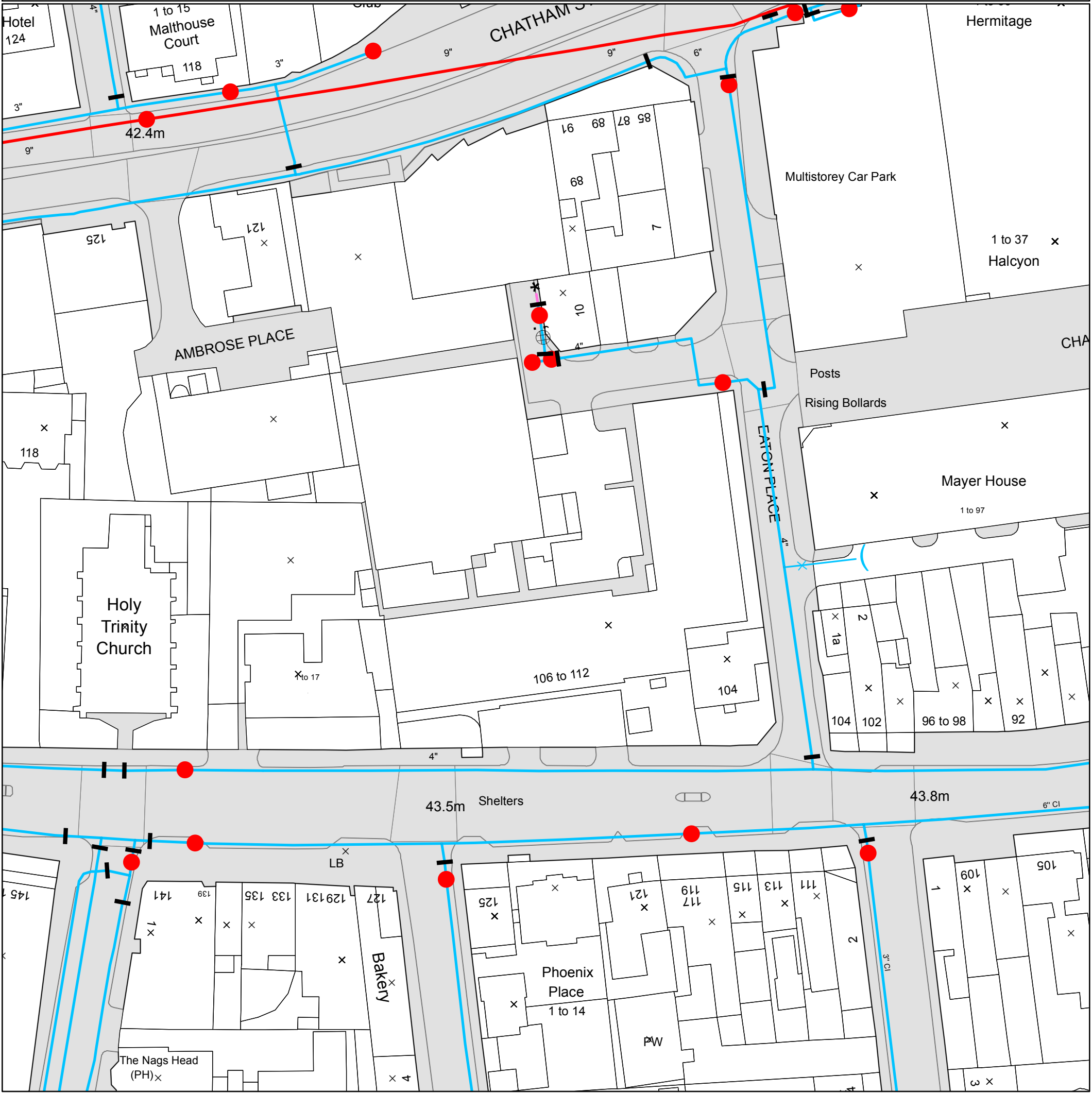
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. 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, please contact Property Searches on 0800 009 4540.



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 before any works are undertaken. Crown copyright Reserved

Scale: 1:715
Width: 200m
Printed By: SAsbok1
Print Date: 11/02/2026
Map Centre: 470885,173429
Grid Reference: SU7073SE

Comments:



Asset Location Search - Water 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

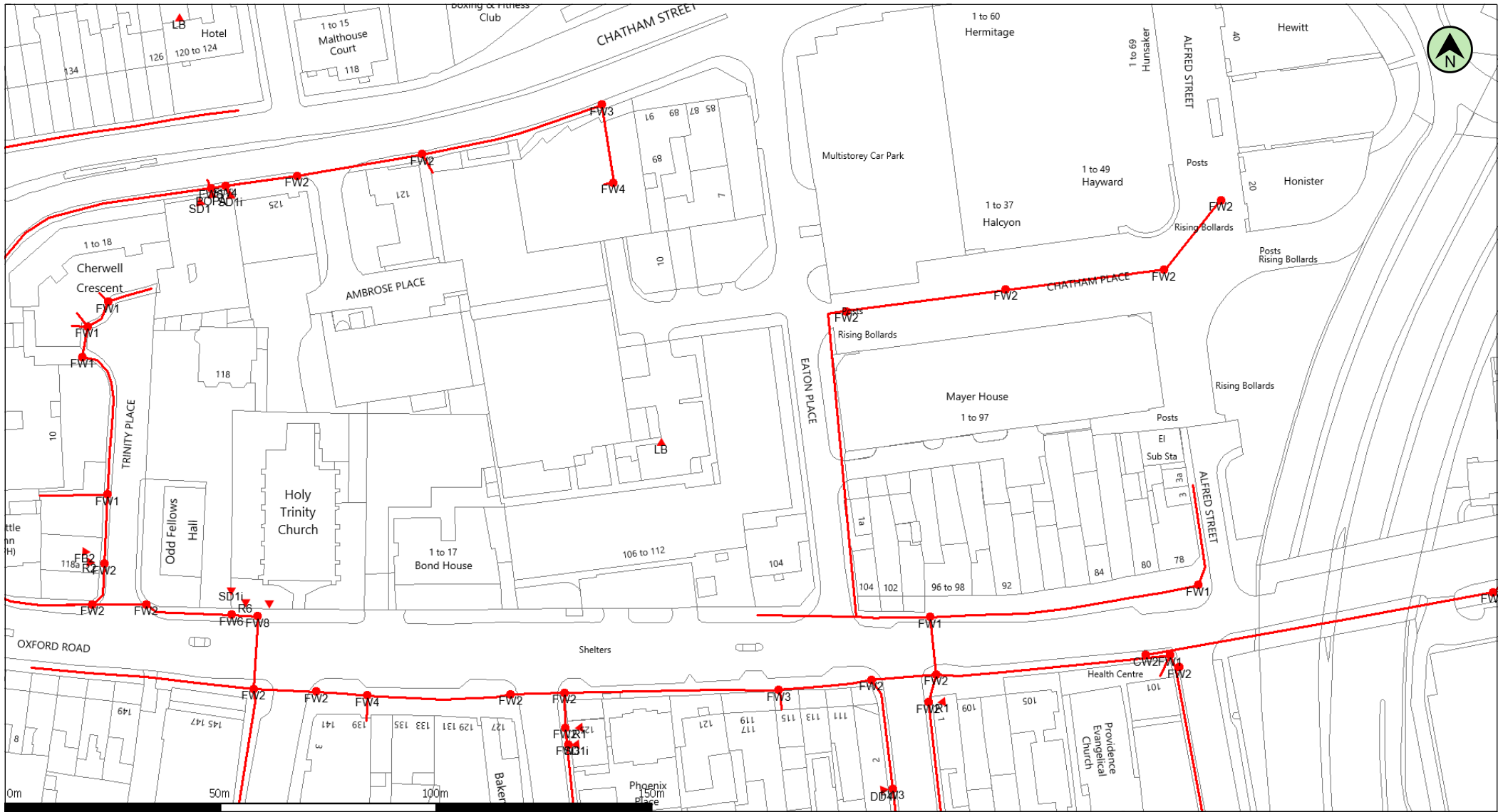
- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

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.



(c) Crown copyright and database rights 2026 Ordnance Survey AC0000818557 Date: 11/02/26 Scale: 1:1250 Map Centre: 470913,173439 Data updated: 02/02/26 Our Ref: 2024965 - 1 Telecoms Plan A4 Powered by digdat

This plan has been prepared to assist in identifying the location of Virgin Media apparatus. While we have taken care to ensure its accuracy, we cannot guarantee that it is complete or error-free. 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. This plan should not be relied upon as the sole source of information when carrying out excavation or other works. The actual position of any underground services must be confirmed on site using appropriate cable detection equipment and other verification methods 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. Should you find, whilst carrying out the works, that apparatus belonging to Virgin Media Limited, is not marked, or is incorrectly marked, can you please take such steps as are reasonably practicable to inform Virgin Media Limited of its location and (so far as appears from external inspection) its nature and whether it is in use. This plan is produced by Virgin Media Limited. © Crown copyright and database rights 2026 OS AC0000818557

Duct, Trench



Chamber



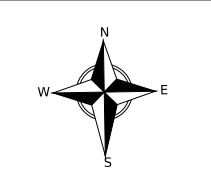
Cabinet



sseed@coleeasdon.com

10913





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Legend

- Access Chamber.Location Active Carriageway Chamber
- Access Chamber.Location Active Footway Chamber
- Underground Route.Route Active - Owned
- Underground Route.Route Active - Leased



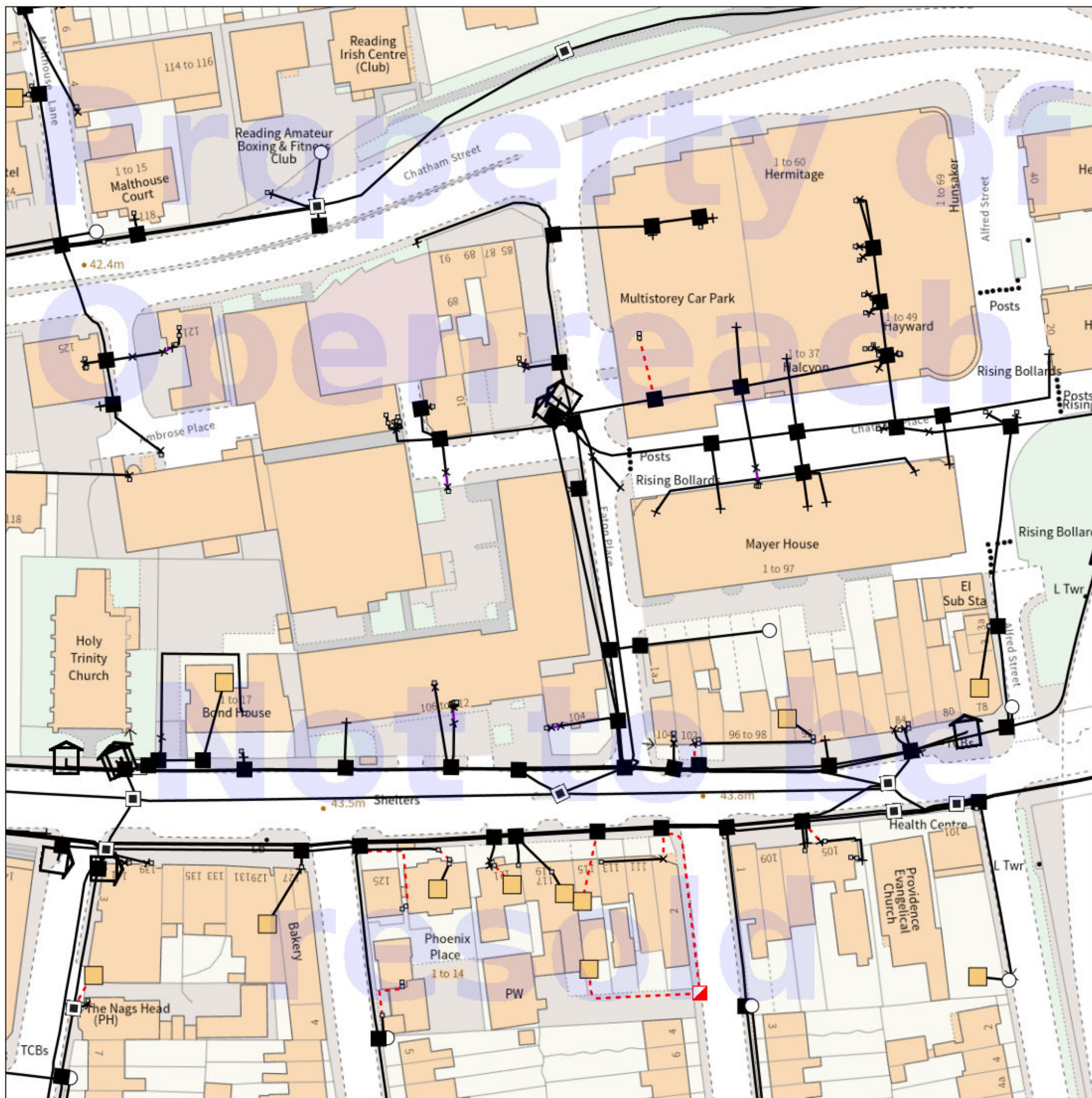
Vodafone Limited (No01471587) registered office is at Vodafone House, The Connection, Newbury, Berkshire, RG142FN

Plot Date : 13/02/2026 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.

Maps on Demand 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.

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KEY TO BT SYMBOLS

KEY TO BT SYMBOLS			Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						

	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>
Power Cable				
Power Duct				N/A

BT Ref : JFK10332V

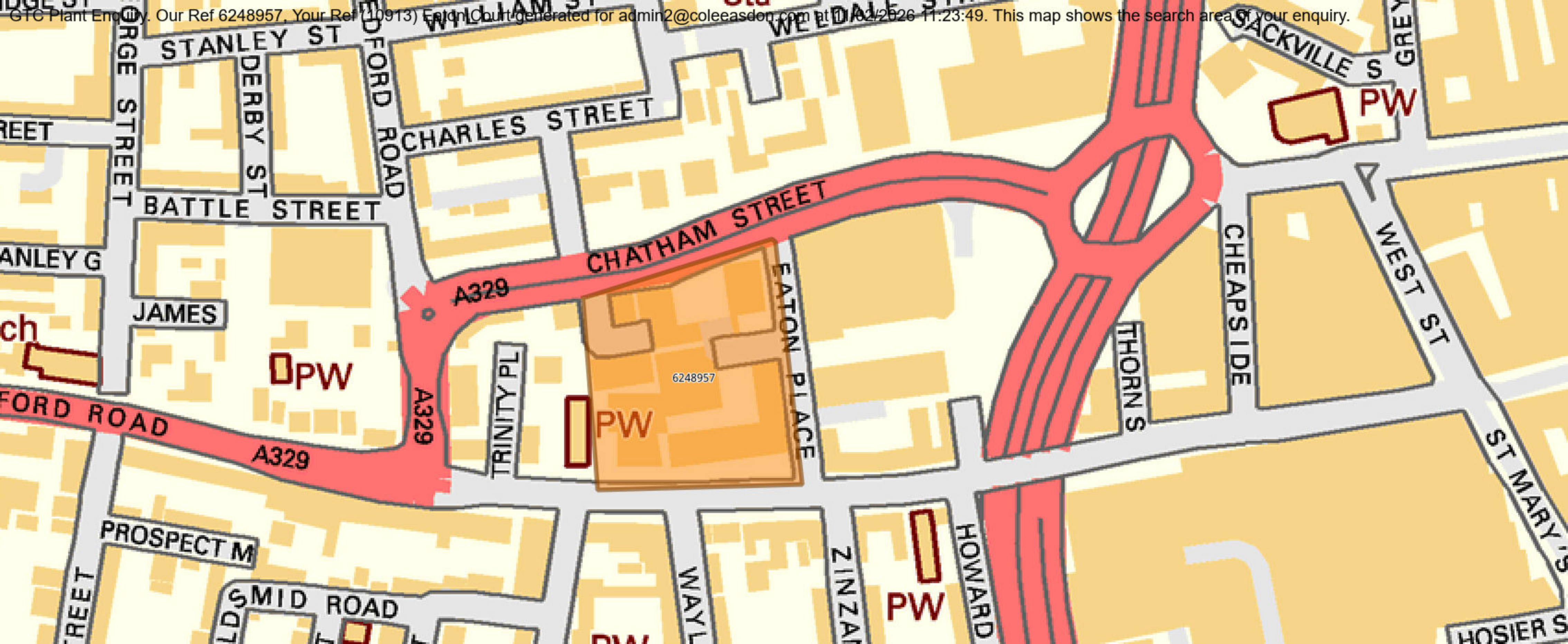
Map Reference : (centre) SU7091373439

Easting/Northing : (centre) 470913,173439

Scale : 1:250

Issued : 11/02/2026 10:33:19

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JSM Group Ltd
Sterling House
Mutton Lane, Potters Bar
Hertfordshire, EN6 3AR
T: 01992 655 919
proplantenquiries@jsmgroup.com

 Zayo Duct
 Zayo Chamber
 Enquiry Area

Scale on A3 paper: 1:1250



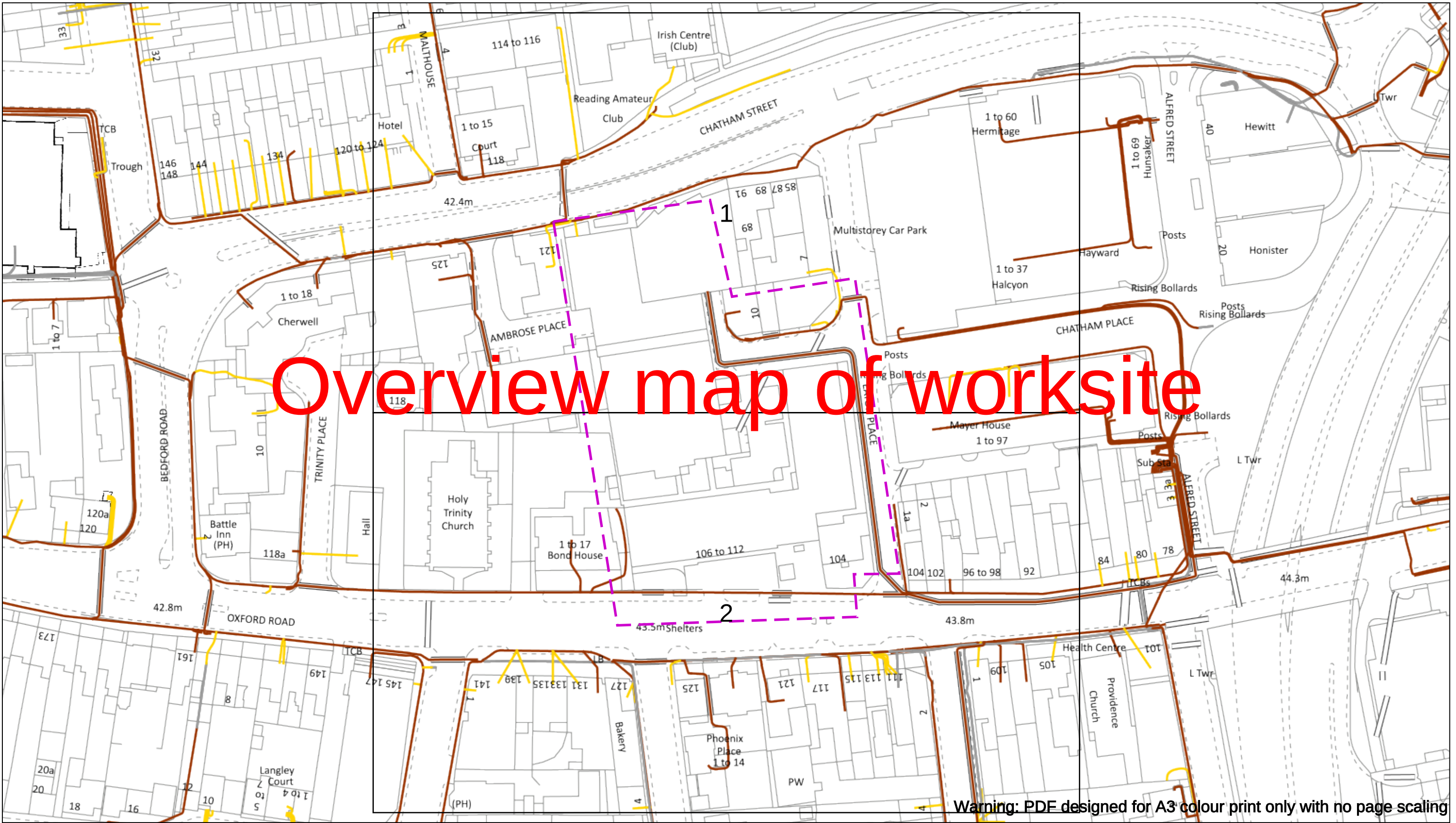
Lineasearch
before u dig

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

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Tile No: 1

Overview map of worksite



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

Date Requested: 11/02/2026
Job Reference: 40412830
Site Location: 470887 173437
Requested by:
Miss Catherine Spanner
Your Scheme/Reference:
(10913) Eaton Court, Reading,
Berkshire

Scale: 1:1025 (When plotted at A3)

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Dig Sites Area: Line:

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
| 275kV |
| 400kV |
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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

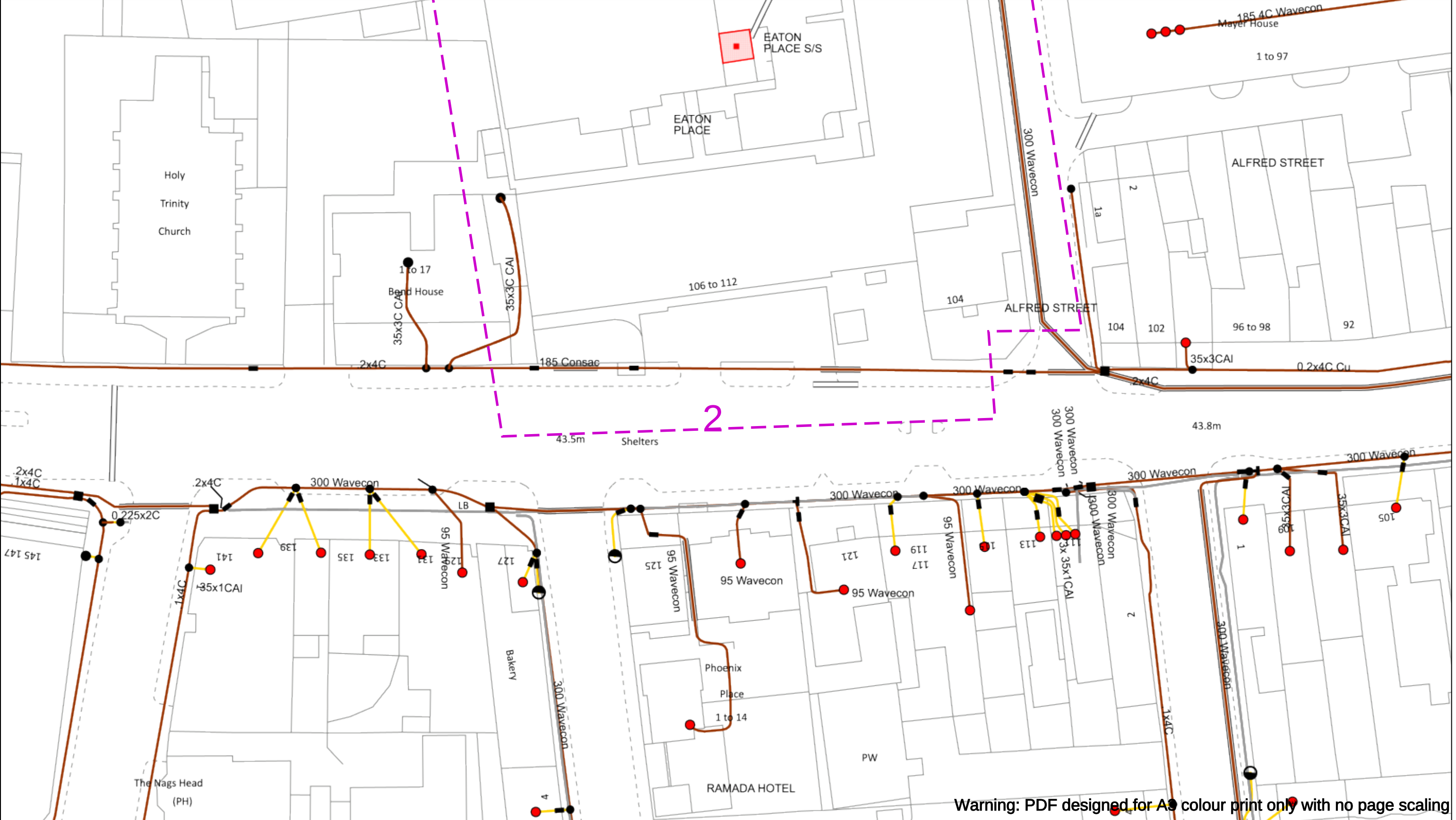
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Asset.Data@sse.com
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050m

Dig Sites

Area:

Line:

Date Requested: 11/02/2026

Job Reference: 40412830

Site Location: 470887 173437

Requested by: Miss Catherine Spanner

Your Scheme/Reference: (10913)

Eaton Court, Reading, Berkshire

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Legend

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Scottish & Southern Electricity Networks

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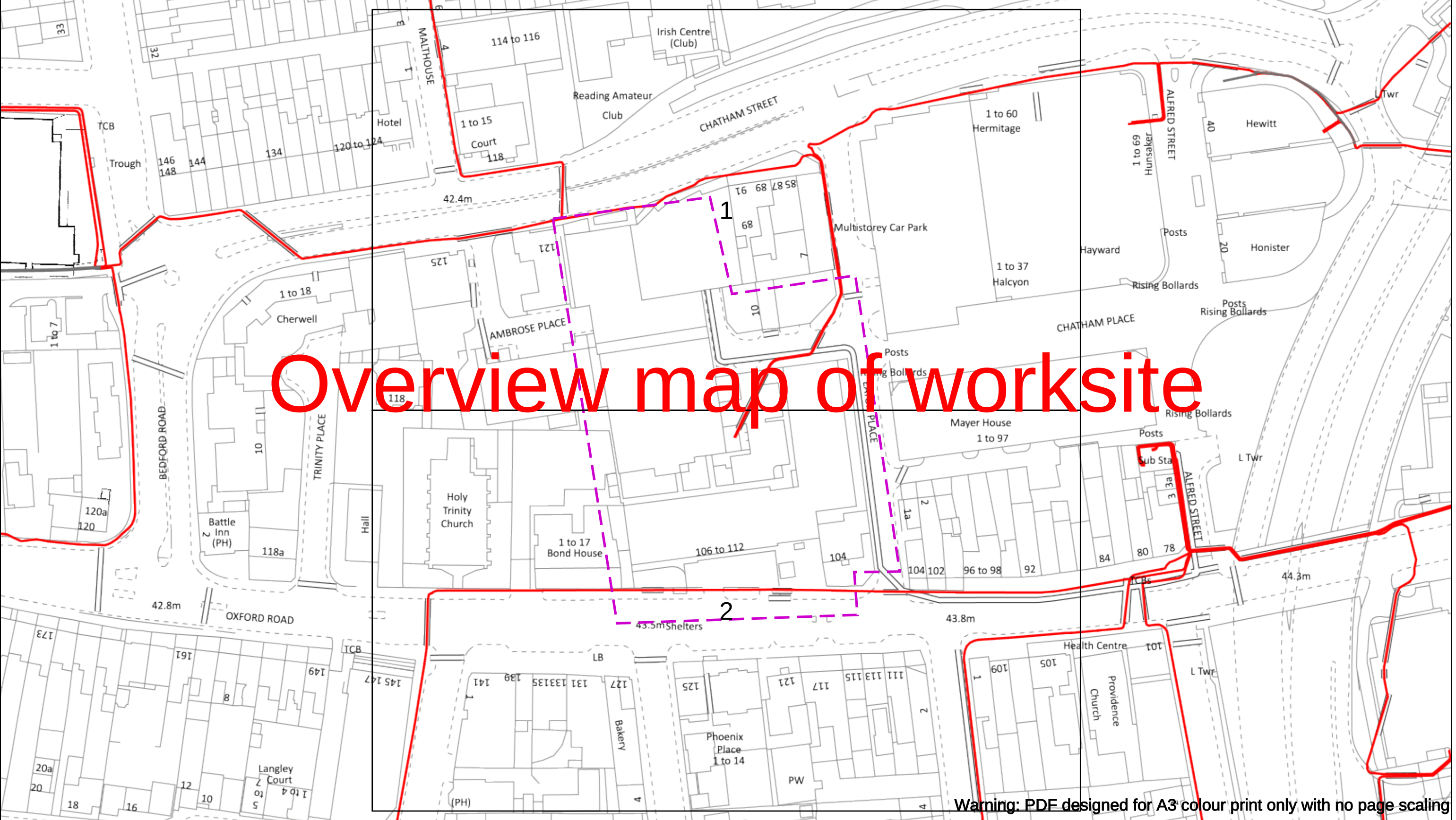
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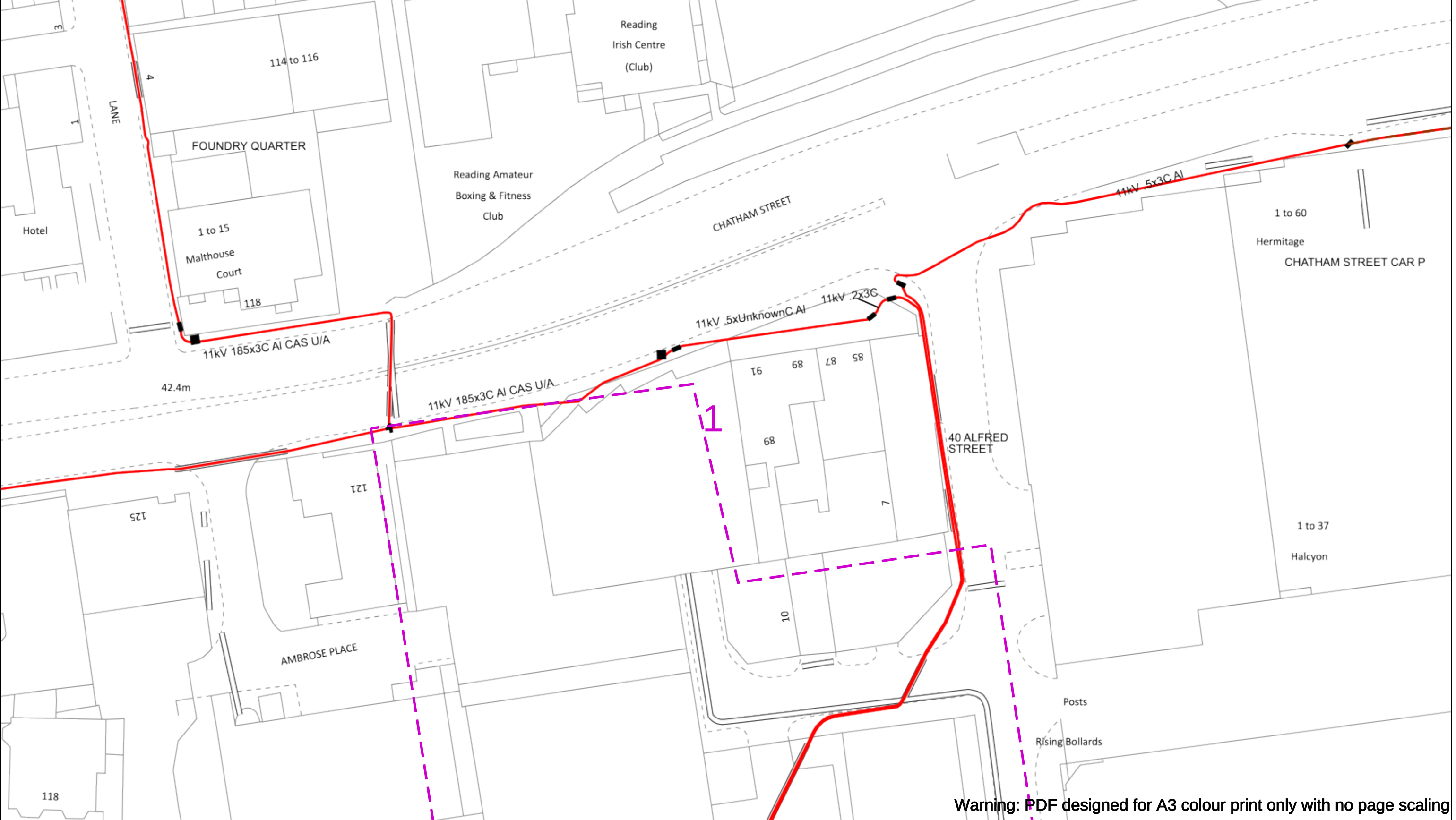
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050m

Dig Sites

Area:

Line:

Date Requested: 11/02/2026

Job Reference: 40412830

Site Location: 470887 173437

Requested by:

Miss Catherine Spanner

Your Scheme/Reference: (10913)

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Pole, Existing Location - H

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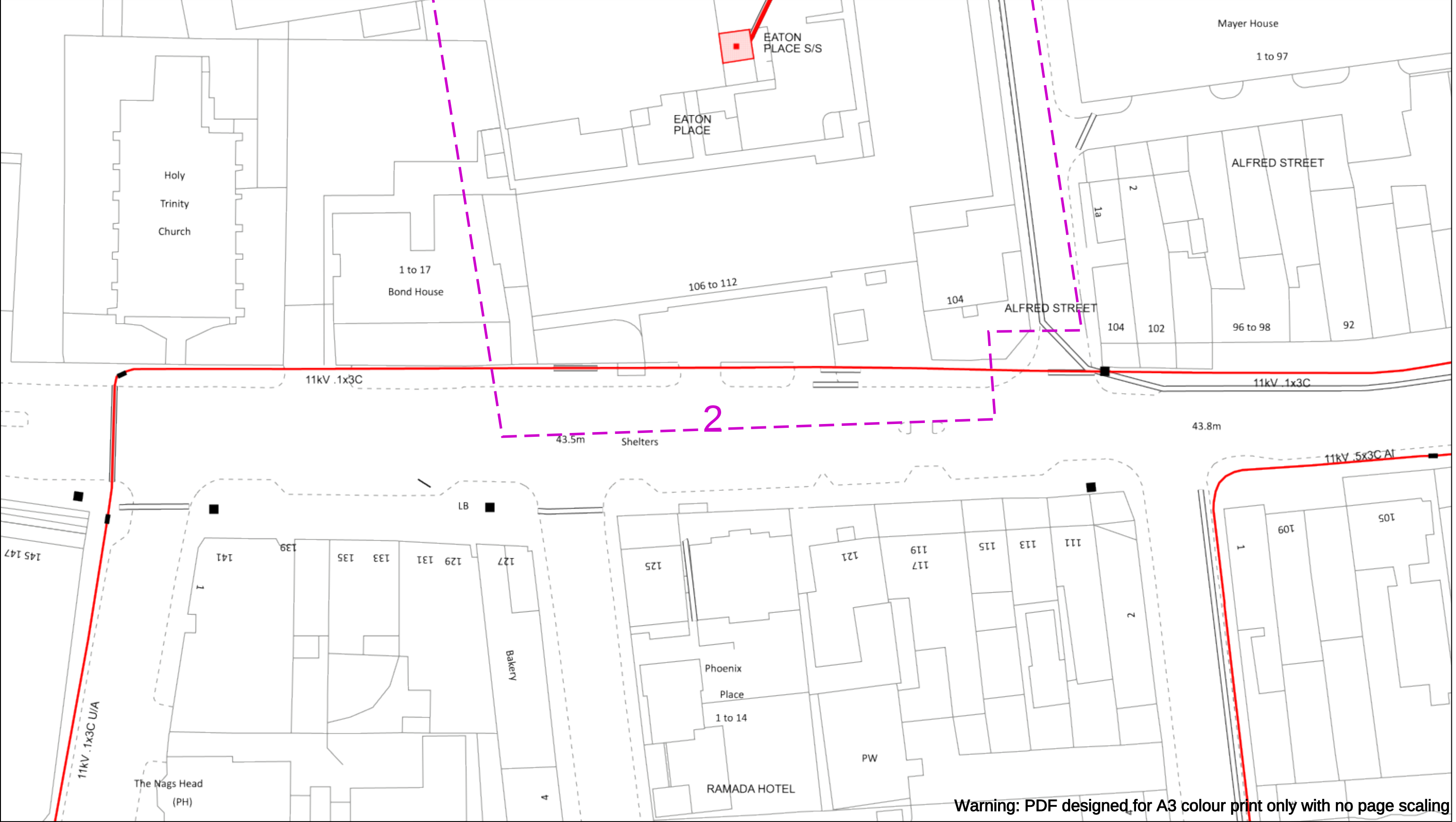
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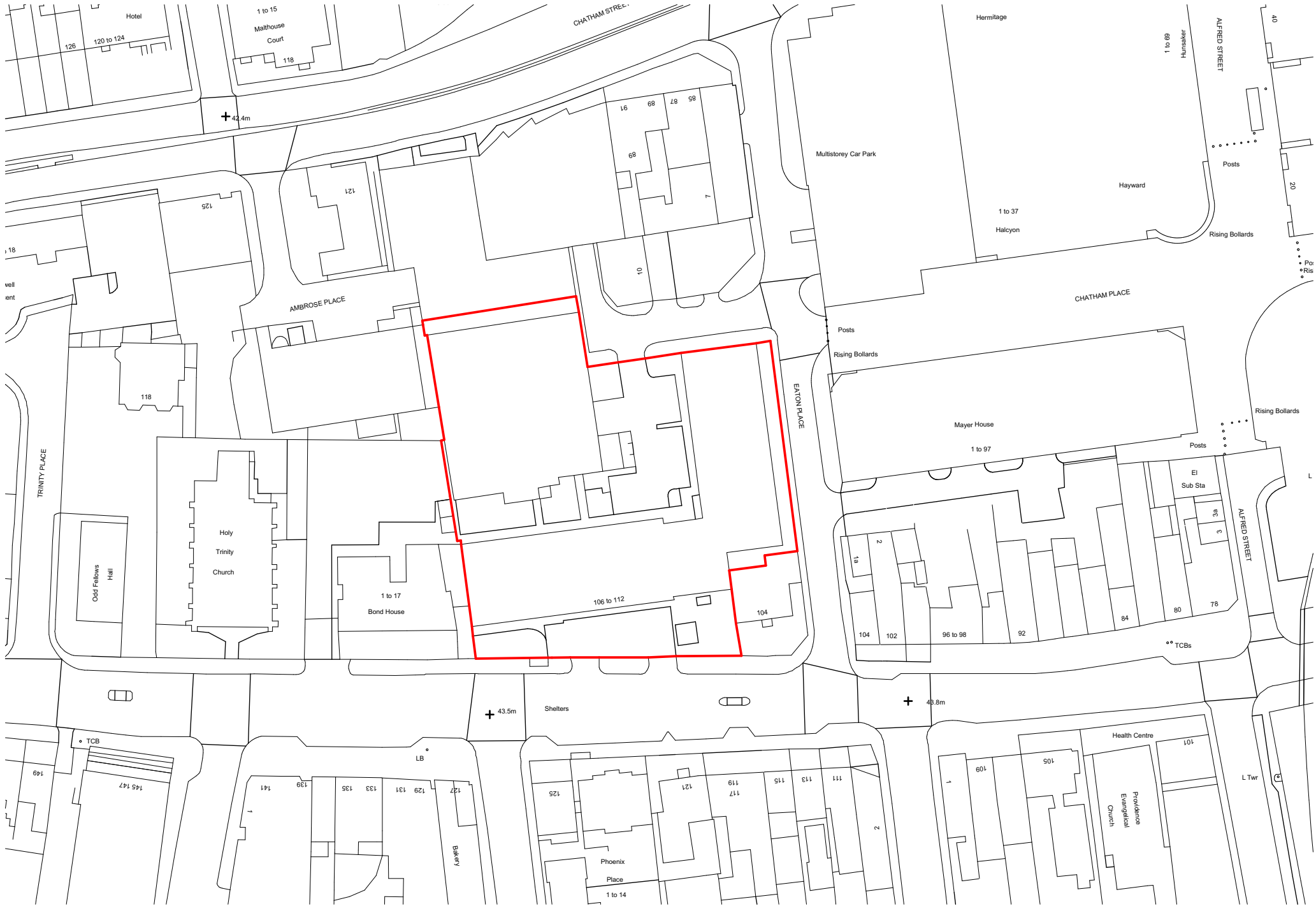
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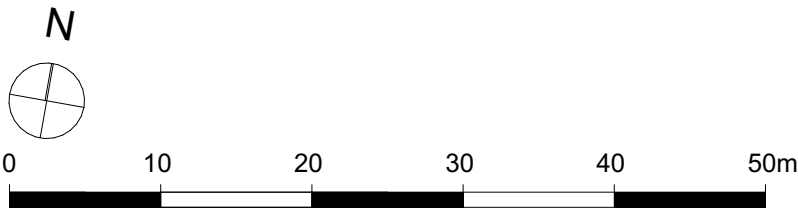
Appendix 3





Proposed Ground Floor Plan

Scale 1:500@A3



Accommodation Schedule - Planning

Level	Storey Height (m)	1B1P		1B2P		2B3P		2B4P		3B5P		Amenity, Refuse & Cycle	Total Units	Total Beds	GIA (m2)	NSA (m2)	NSA/GIA
		40m²	NSA	50m²	NSA	61m²	NSA	70m²	NSA	86m²	NSA						
GF	-	-	-	-	-	-	-	-	-	-	-	156m²	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
02	0	m²	2	115m²	2	127m²	2	154m²	2	88m²	1	22m²	7	13	561m²	484m²	86%
03	1	46m²	3	167m²	0	m²	0	m²	1	94m²	1	0	5	7	320m²	307m²	96%
Total	0.00	1	46m²	5	281m²	2	127m²	2	154m²	2	183m²	178m²	12	20	881m²	792m²	90%
Mix			8.3%		41.7%		16.7%		16.7%		16.7%						

Please note all apartments are minimum NDSS areas.
Please note this does not include the separate permitted development application.

Total Units	12
Total Cycle Spaces	42
Total Car Parking Spaces	89 & 10 Visitor Spaces

Revision:	Date:	Drawn:	Check:
A	Updated to client comments.	30.04.25	EAB JW1
B	Draft removed.	08.05.25	EAB JW1
C	Updated to comments, status updated to planning.	17.07.25	EAB JW1
D	Updated to comments after redesign of Class AA.	22.09.25	EAB RTM/LBU
E	Updated units to deck access.	08.10.25	EAB JER/RTM
F	Updated to comments.	03.11.25	EAB RTM/LBU

- Key:
- Application Site Boundary
 - Proposed Bin Store (Fortnight Collection)
 - Proposed Cycle Store

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PDF survey information that is subject to a full measured building survey.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. The proposal is subject to full measured, structural, and M&E surveys, and is for feasibility/discussion purposes only.

Further design development will be required to address:

A compliant fire strategy, including means of escape, protected lobbies, evacuation lift requirements, and fire-rated construction;

Acoustic and thermal performance in line with Building Regulations, including potential enhancements between residential uses;

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O);

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/sunlight performance in accordance with BRE guidance;

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and inclusivity, including potential lift upgrades and Part M compliance;

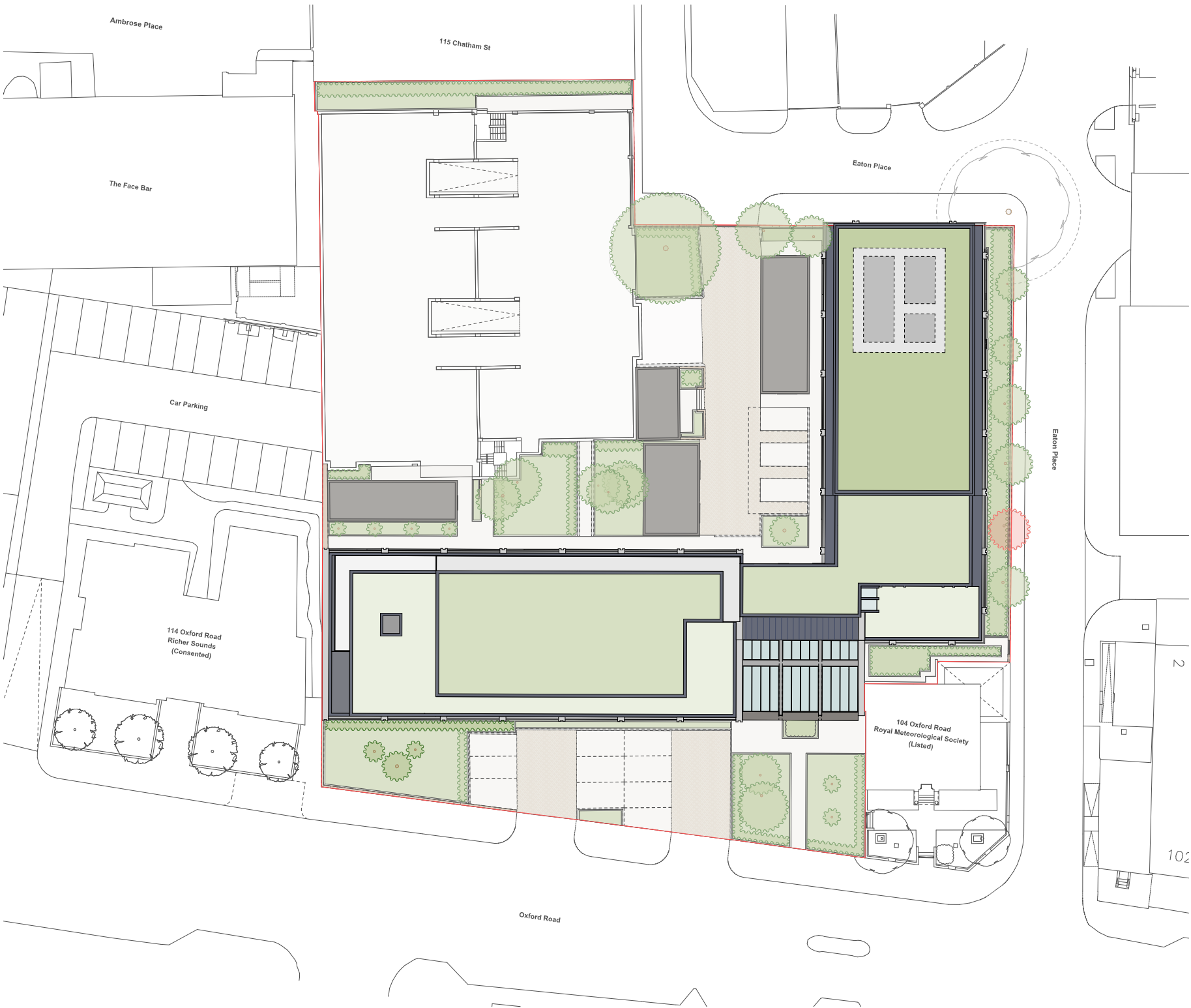
Waste and cycle storage arrangements;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.

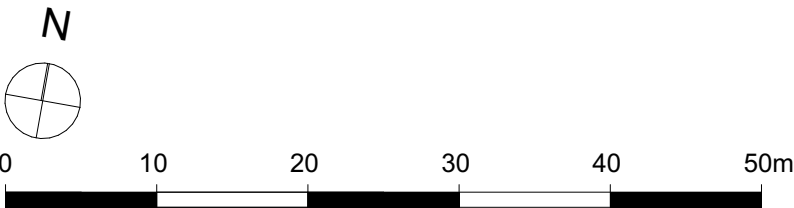


Project	rg+p prj. reference
Eaton Court, Reading	103-225
Status	Planning
Client	BMR Property Group
Package	/ Planning
Sheet Title	Proposed Ground Floor Plan
Scale	1:500@A3
Date	17.04.2025
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)101F	
London Birmingham Leicester 0203 327 0381 0121 309 0071 0116 204 5800 rg+p.co.uk - design@rg+p.co.uk	
Notes: All designs should be constructed in strict accordance with building regulations. In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m. All dimensions to be checked on site. Do not scale off this drawing for construction purposes. This drawing is the copyright of the Architect, and not to be reproduced without their permission. Ordnance Survey map information reproduced with permission of HM&SO Crown Copyright reserved. rg+p Ltd. Trading as rg+p	



Proposed Site Plan

Scale 1:500@A3



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BMR Property Group	
Package	
/ Planning	
Sheet Title	
Proposed Site Plan	
Scale	
1:500@A3	
Date	
17.07.2025	
Drawn by	Checked by
EAB	JW1
Drawing reference	Revision
103-225_(SK)110C	
London Birmingham Leicester 0203 327 0381 0121 309 0071 0116 204 5800 rg+p.co.uk - design@rg+p.co.uk	
Notes: All designs should be constructed in strict accordance with building regulations. In addition any materials, components and fixings in/or connected to a façade should be non-combustible if the top storey of the building is above 11m. All dimensions to be checked on site. Do not scale off this drawing for construction purposes. This drawing is the copyright of the Architect, and not to be reproduced without their permission. Ordnance Survey map information reproduced with permission of HMSSO Crown Copyright reserved. rg+p Ltd. Trading as rg+p	