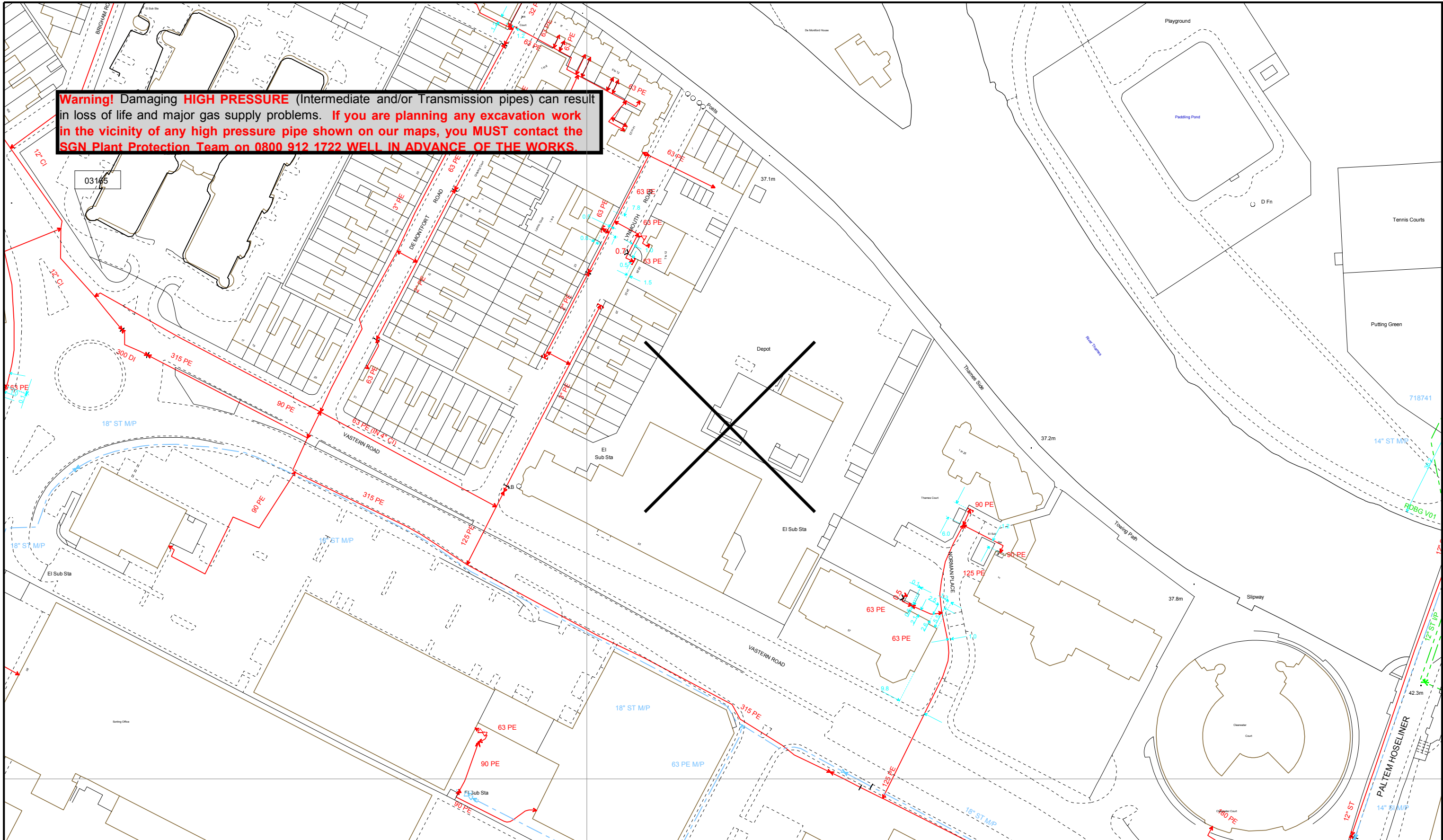


Warning! Damaging **HIGH PRESSURE** (Intermediate and/or Transmission pipes) can result in loss of life and major gas supply problems. **If you are planning any excavation work in the vicinity of any high pressure pipe shown on our maps, you MUST contact the SGN Plant Protection Team on 0800 912 1722 WELL IN ADVANCE OF THE WORKS.**



USER ID: tyau
 DATE: 27 Jan 2017
 EXTRACT DATE: 19 Dec 2016
 MAP REF: SU7174SE
 CENTRE: 471547, 174125
 SCALE: 1:1,250

LP Mains	
MP Mains	
IP Mains	
LHP Mains	
NHP Mains	

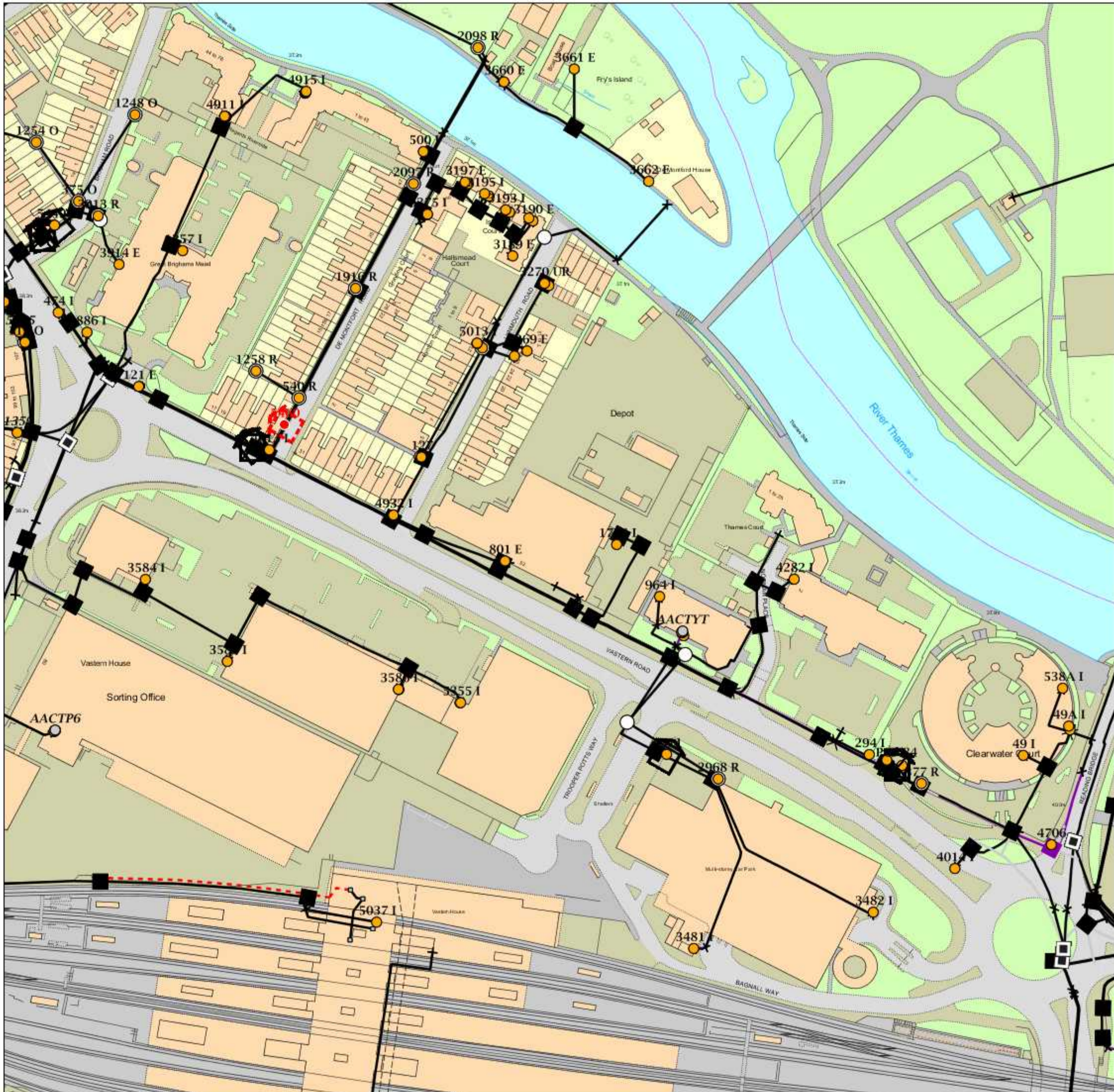
This plan shows those pipes owned by Scotia Gas Networks plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Scotia Gas Networks plc or their agents, servants or contractors for any error or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Valve		Depth of Cover		Syphon		Diameter Change		Material Change	
-------	--	----------------	--	--------	--	-----------------	--	-----------------	--

Product: UtilityMaps
 Version: 1.6.8.1
 Template: 'Scotia Gas Networks (A3 Landscape)'

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.

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.



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

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

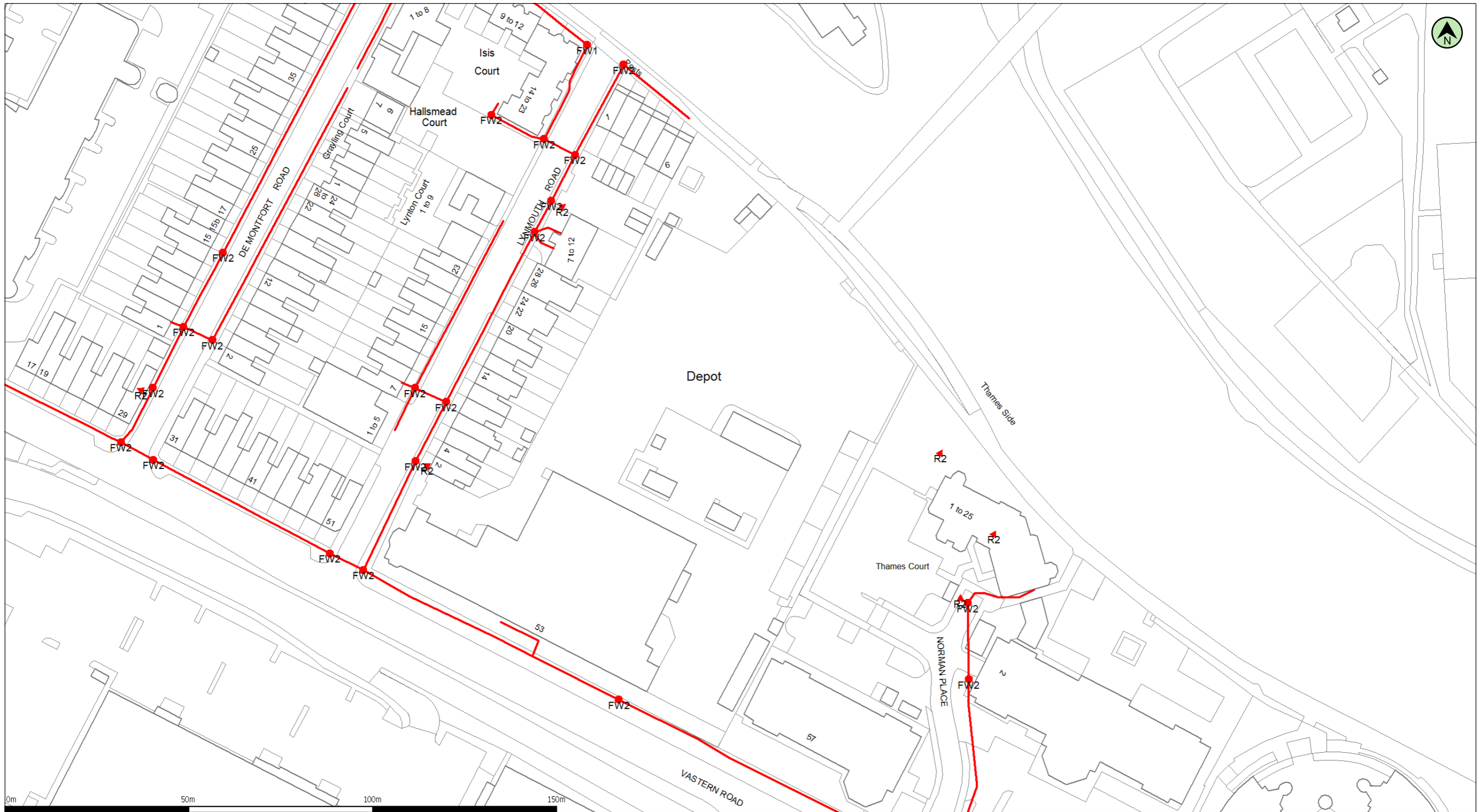
DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation



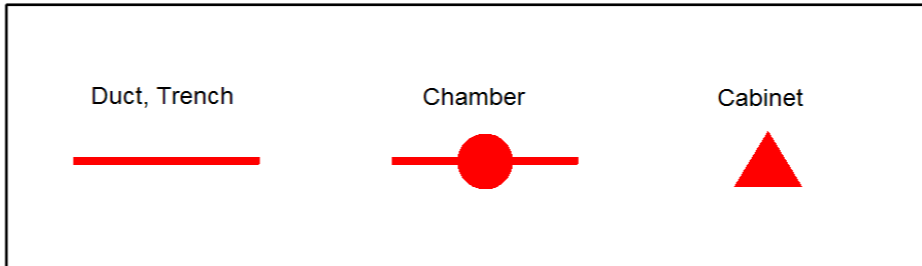
BT Ref : VMO04546A
Map Reference : (centre) SU7153674089
Easting/Northing : (centre) 471536,1740
Issued : 19/12/2016 16:54:55

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



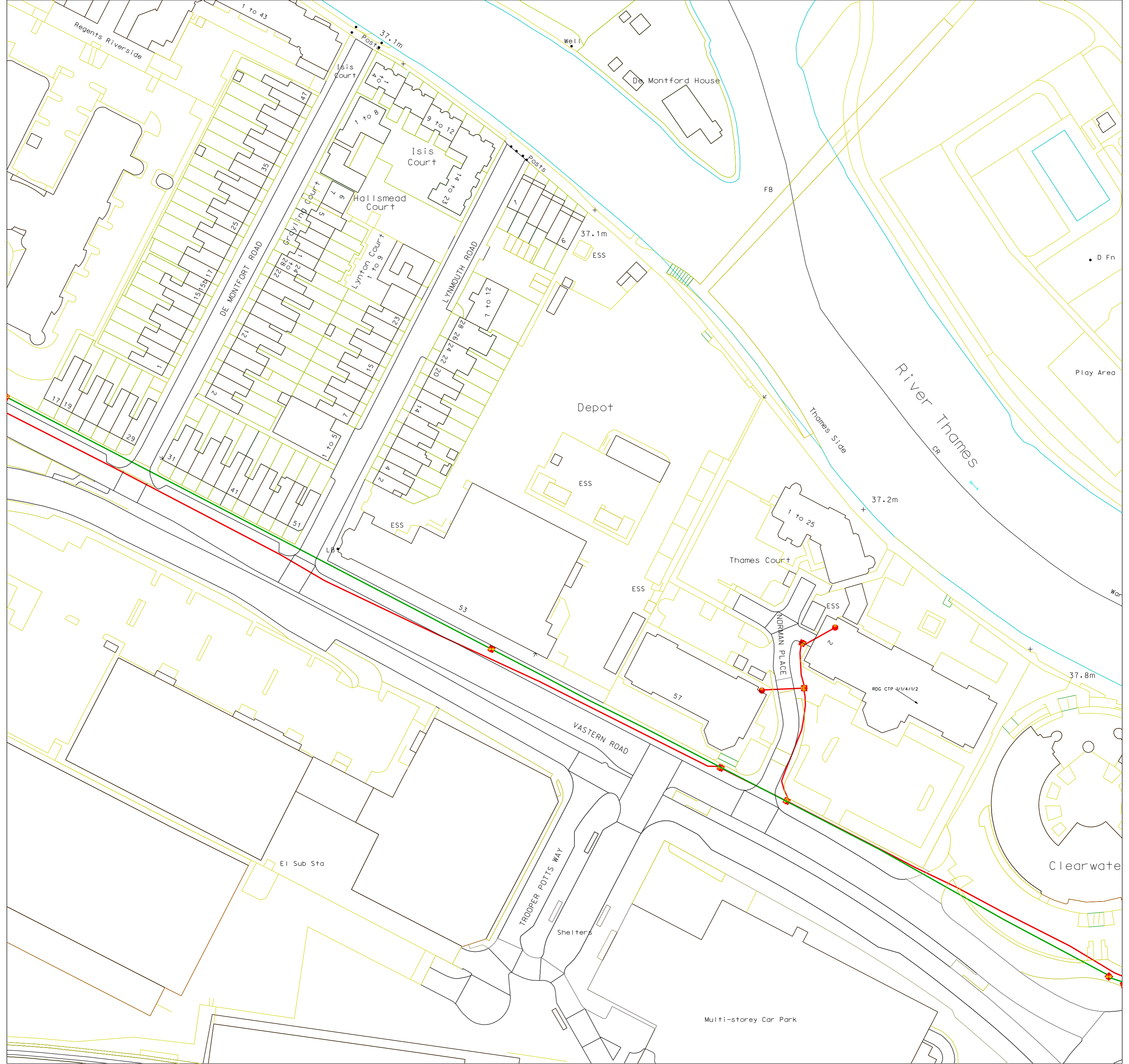
(c) Crown copyright and database rights 2016 Ordnance Survey 100019209 Date: 19/12/16 Scale: 1:1000 Map Centre: 471573,174142 Data updated: 06/11/16 Our Ref: 208213 - 1 Telecoms Plan A3

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 2016 Ordnance Survey 100019209.



tyau@peterbrett.com
39444 - Vastern Road







Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

 ZAYO DUCT

 or  ZAYO CHAMBER

Dig Sites: Line  Area 

Scale on A4 paper: 1:1000



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

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.



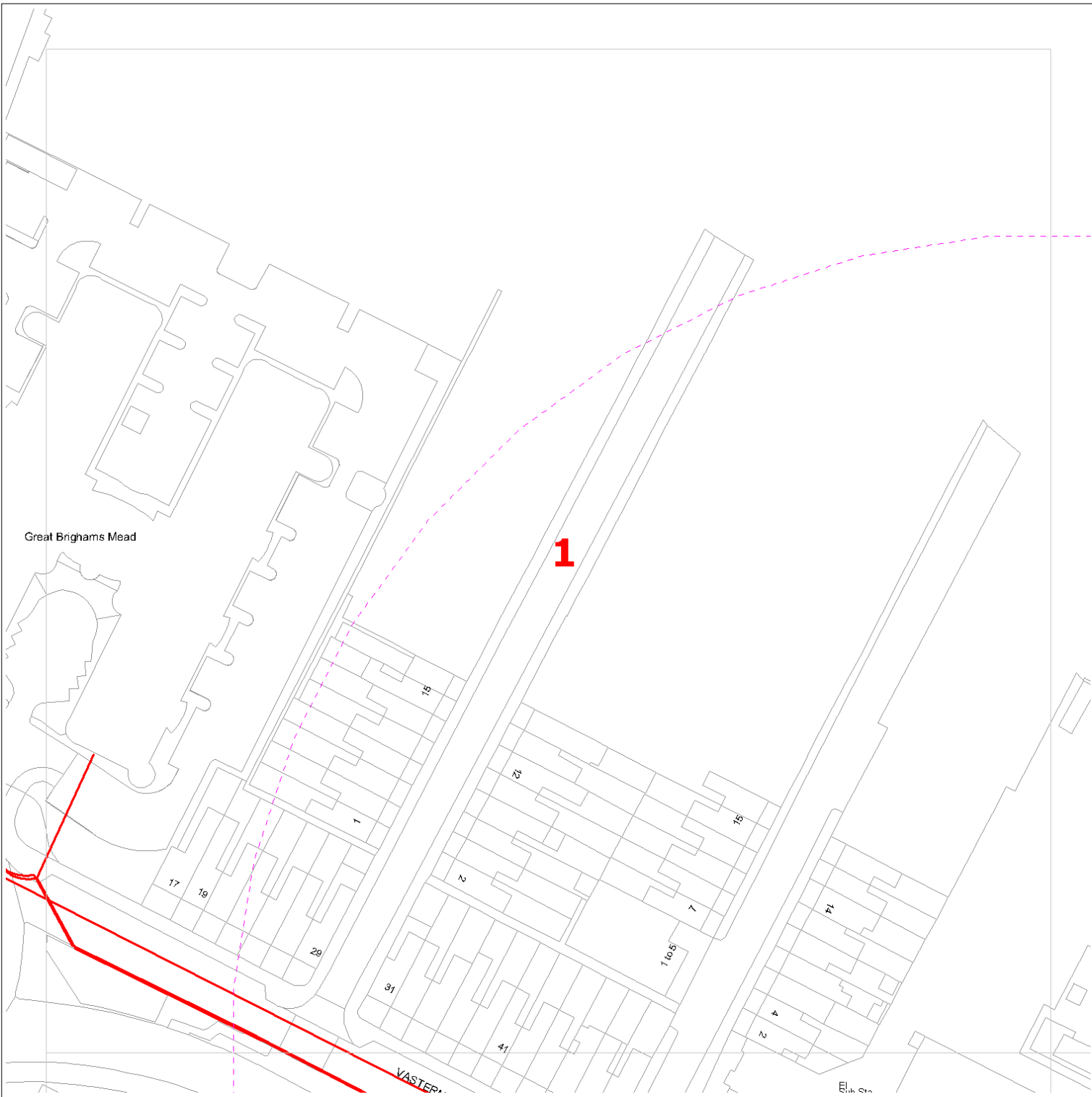
Protecting Lives, Cables & Pipes

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

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



Protecting Lives, Cables & Pipes

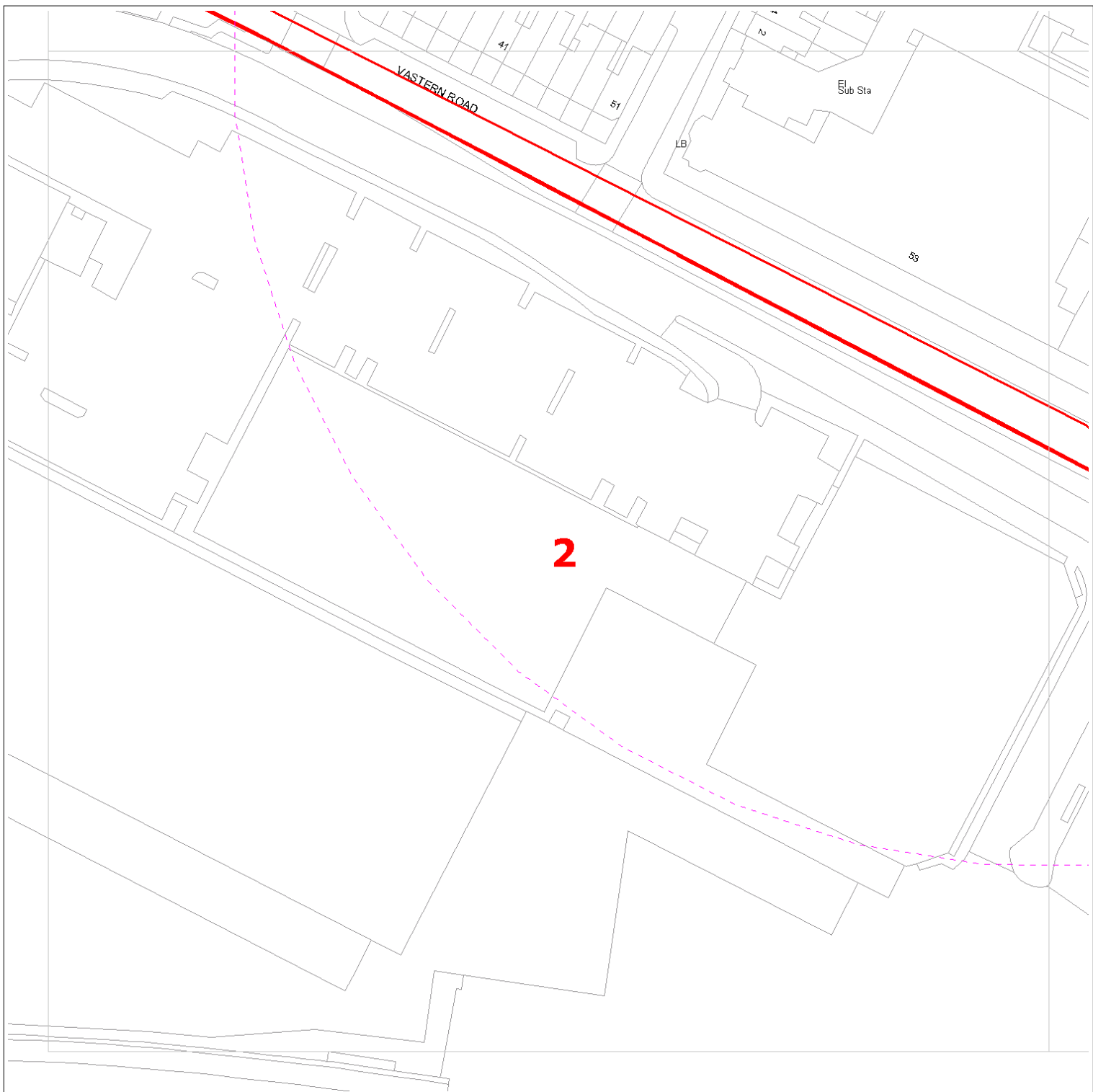
Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



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

zayoplantenquiries@jsmgroup.com

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



Protecting Lives, Cables & Pipes

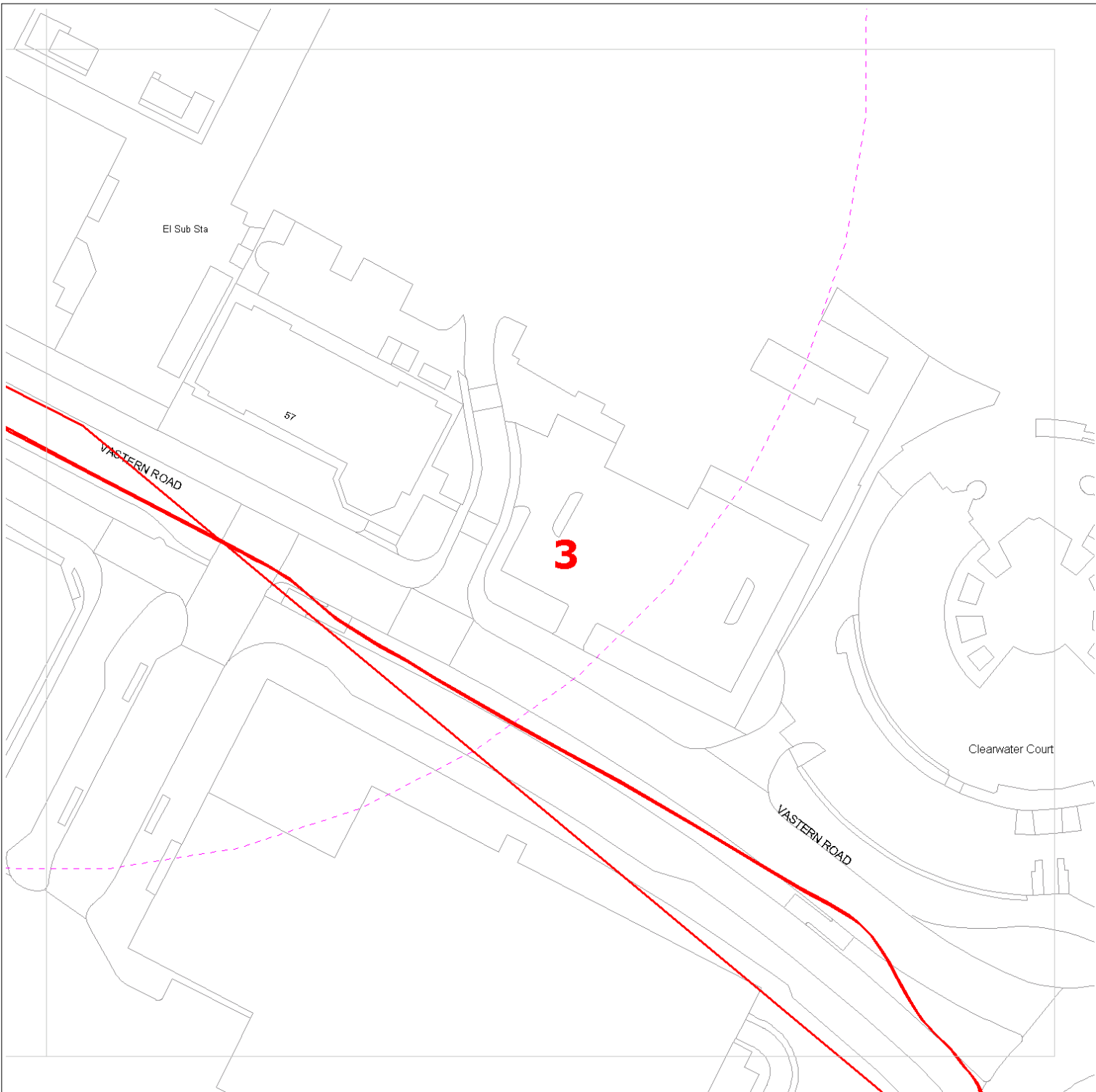
Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



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

zayoplantenquiries@jsmgroup.com

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



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

zayoplantenquiries@jsmgroup.com

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487

Asset Location Search



Peter Brett Associates LLP
Caversham Bridge House Caversham Bridge House

READING
RG1 8DN

Search address supplied SSE Vastern Road
SSE
Vastern Road
Reading
RG1 8BU

Your reference 39444/2001

Our reference ALS/ALS Standard/2016_3460588

Search date 24 November 2016

Notification of Price Changes...

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: SSE Vastern Road, SSE, Vastern Road, Reading, RG1 8BU

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

Asset Location Search



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

Asset Location Search



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.

Asset Location Search



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: 0845 850 2777
Email: developer.services@thameswater.co.uk

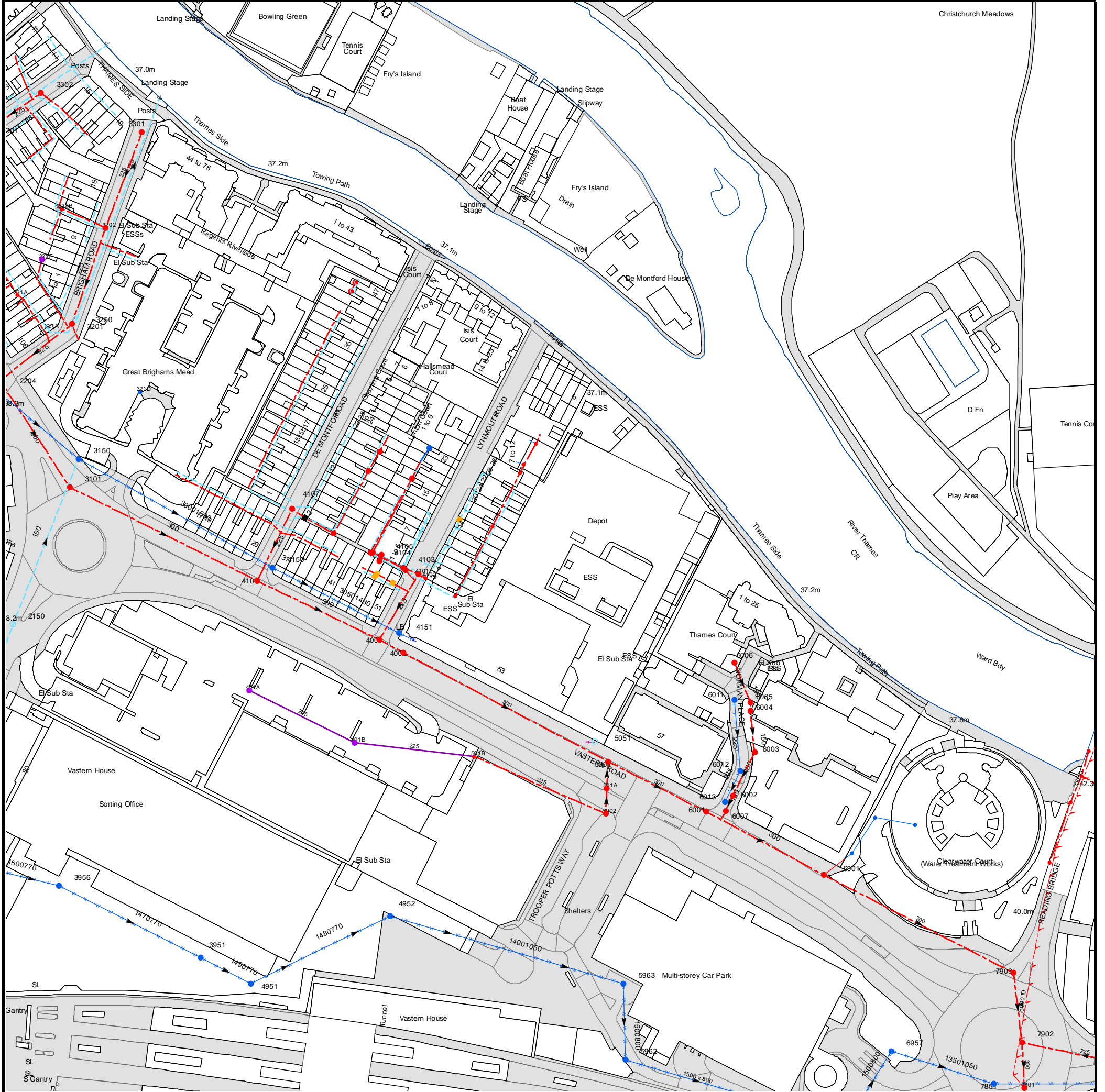
Clean Water queries

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: 0845 850 2777
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2016 3460588



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471543,174141

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

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

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
6006	38.2	36.47
6011	38.72	36.91
6012	38.64	36.78
6004	38.65	36.25
6005	38.65	36.3
6003	38.62	36.06
6901	37.7	34.91
691A	n/a	n/a
601A	n/a	n/a
6957	n/a	n/a
701C	n/a	n/a
7851	37.73	35.37
7903	n/a	n/a
7902	38.42	34.74
791A	n/a	n/a
701D	n/a	n/a
701A	n/a	n/a
701E	n/a	n/a
321A	n/a	n/a
221A	n/a	n/a
321E	n/a	n/a
321C	n/a	n/a
321B	n/a	n/a
3302	37.84	36.74
4104	37.74	36.75
41MD	n/a	n/a
4105	37.74	35.82
41ZX	n/a	n/a
41MF	n/a	n/a
4154	n/a	n/a
51NL	n/a	n/a
4107	37.93	35.46
3101	38.49	35.55
41MH	n/a	n/a
511C	n/a	n/a
4153	n/a	n/a
511B	n/a	n/a
3150	38.58	37.95
4152	n/a	n/a
41MK	n/a	n/a
511A	n/a	n/a
321D	n/a	n/a
3201	38.05	36.05
3250	38.1	n/a
42NE	n/a	n/a
42NH	n/a	n/a
42NF	n/a	n/a
42NJ	n/a	n/a
3202	37.91	36.17
3301	37.82	36.34
3956	37.94	35.91
2150	n/a	n/a
3951	37.92	35.83
401A	n/a	n/a
4951	37.92	35.82
4106	37.99	35.38
4150	38.11	36.16
401B	n/a	n/a
4001	37.93	35.31
4952	37.91	35.8
4151	37.98	36.06
41LN	n/a	n/a
4002	37.91	35.29
4103	37.9	35.68
41ZW	n/a	n/a
4101	38.01	35.57
4102	37.99	35.75
41NK	n/a	n/a
501B	n/a	n/a
5051	37.83	36.87
5002	37.85	35.77
501A	n/a	n/a
5001	37.82	35.09
5963	n/a	n/a
5962	37.75	35.61
6001	37.84	35.02
6013	37.99	36.73
6007	38.86	35.75
6002	38.24	35.9
7801	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**





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

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

Asset Location Search Water Map - ALS/ALS Standard/2016_3460588



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471543, 174141.
 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 him 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.	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 he finds that you have suffered actual loss 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.

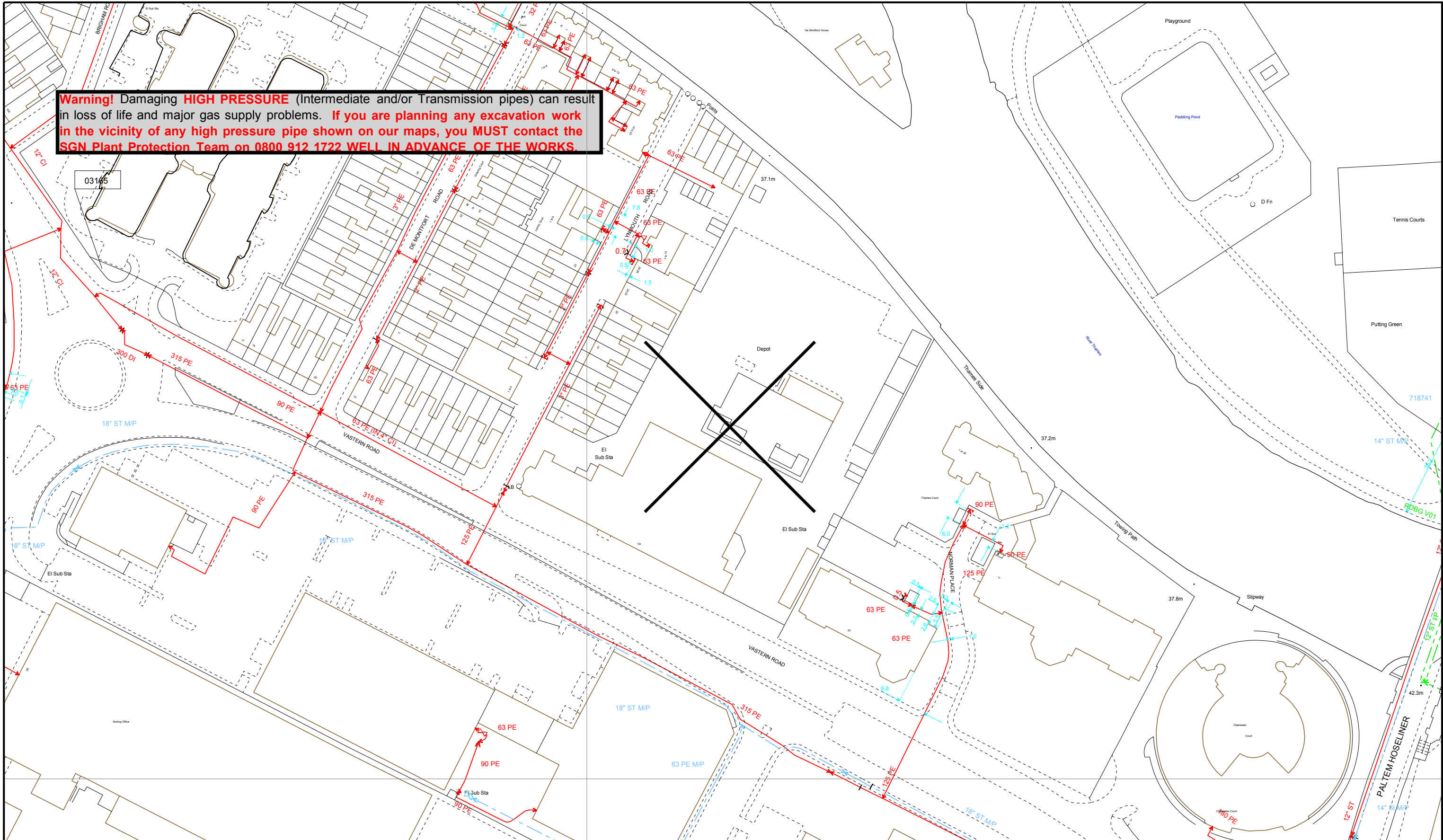
TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
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

Warning! Damaging **HIGH PRESSURE** (Intermediate and/or Transmission pipes) can result in loss of life and major gas supply problems. **If you are planning any excavation work in the vicinity of any high pressure pipe shown on our maps, you MUST contact the SGN Plant Protection Team on 0800 912 1722 WELL IN ADVANCE OF THE WORKS.**




USER ID: tyau
 DATE: 27 Jan 2017
 EXTRACT DATE: 19 Dec 2016
 MAP REF: SU7174SE
 CENTRE: 471547, 174125
 SCALE: 1:1,250

LP Mains	
MP Mains	
IP Mains	
LHP Mains	
NHP Mains	

This plan shows those pipes owned by Scotia Gas Networks plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Scotia Gas Networks plc or their agents, servants or contractors for any error or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Valve		Depth of Cover		Syphon		Diameter Change		Material Change	
-------	--	----------------	--	--------	--	-----------------	--	-----------------	--

Product: UtilityMaps
 Version: 1.6.8.1
 Template: 'Scotia Gas Networks (A3 Landscape)'

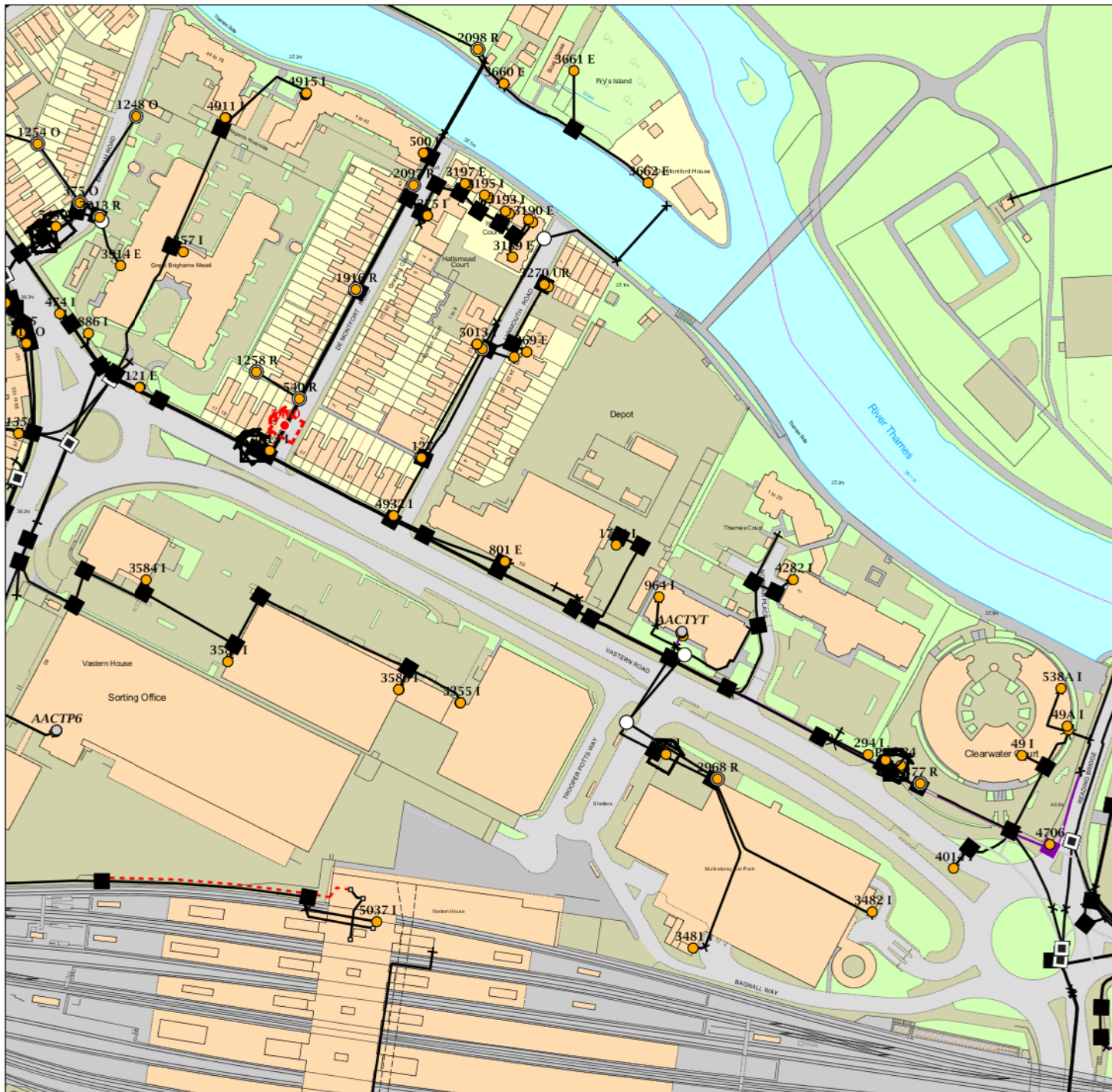


Delivering gas safely, reliably and efficiently

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.



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
BT

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

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

openreach
a BT Group business

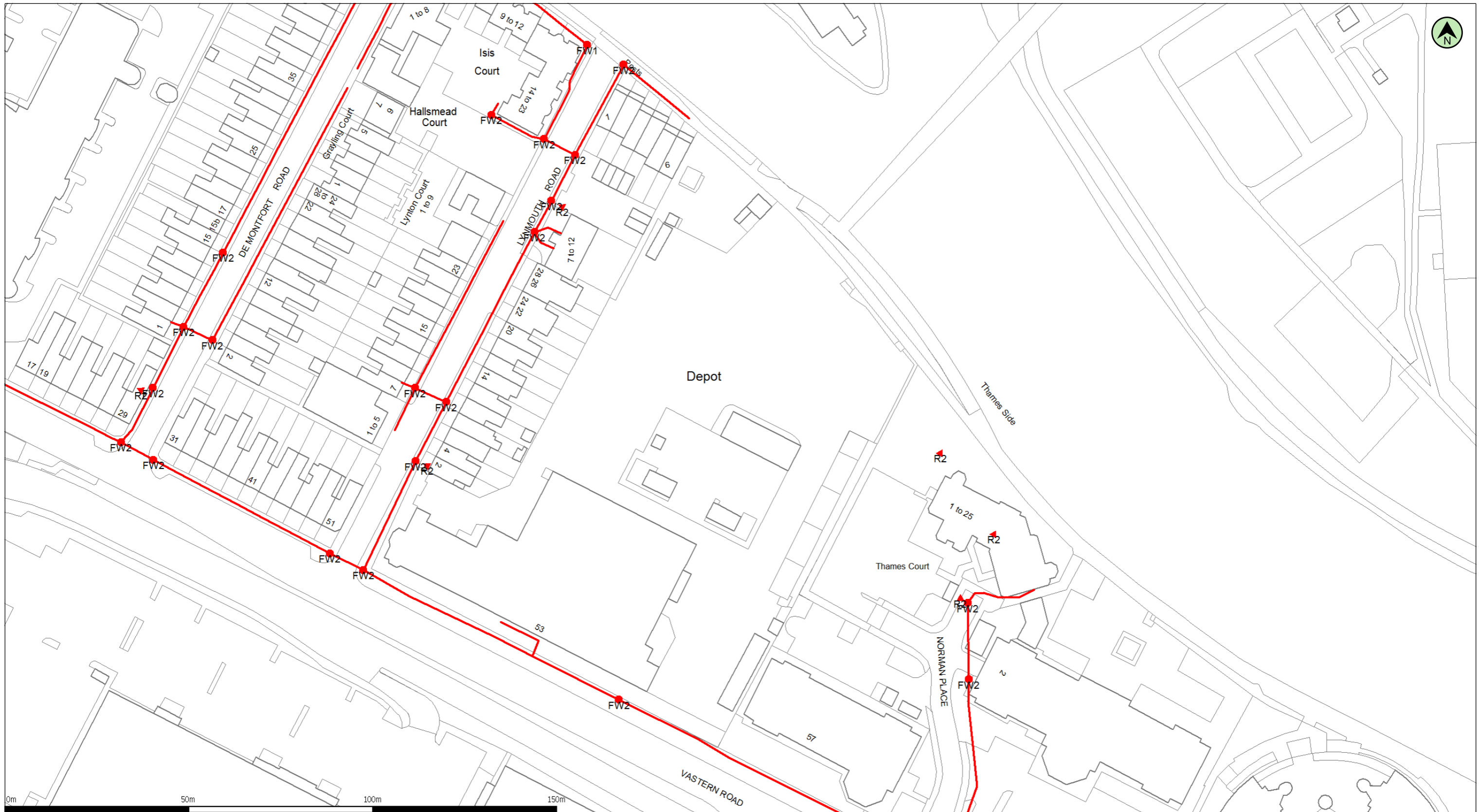
BT Ref : VMO04546A

Map Reference : (centre) SU7153674089

Easting/Northing : (centre) 471536,1740

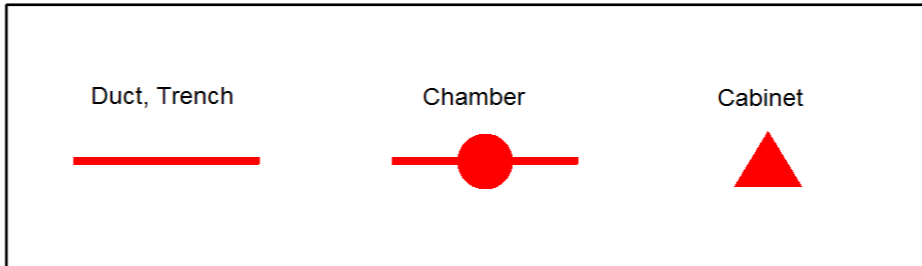
Issued : 19/12/2016 16:54:55

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



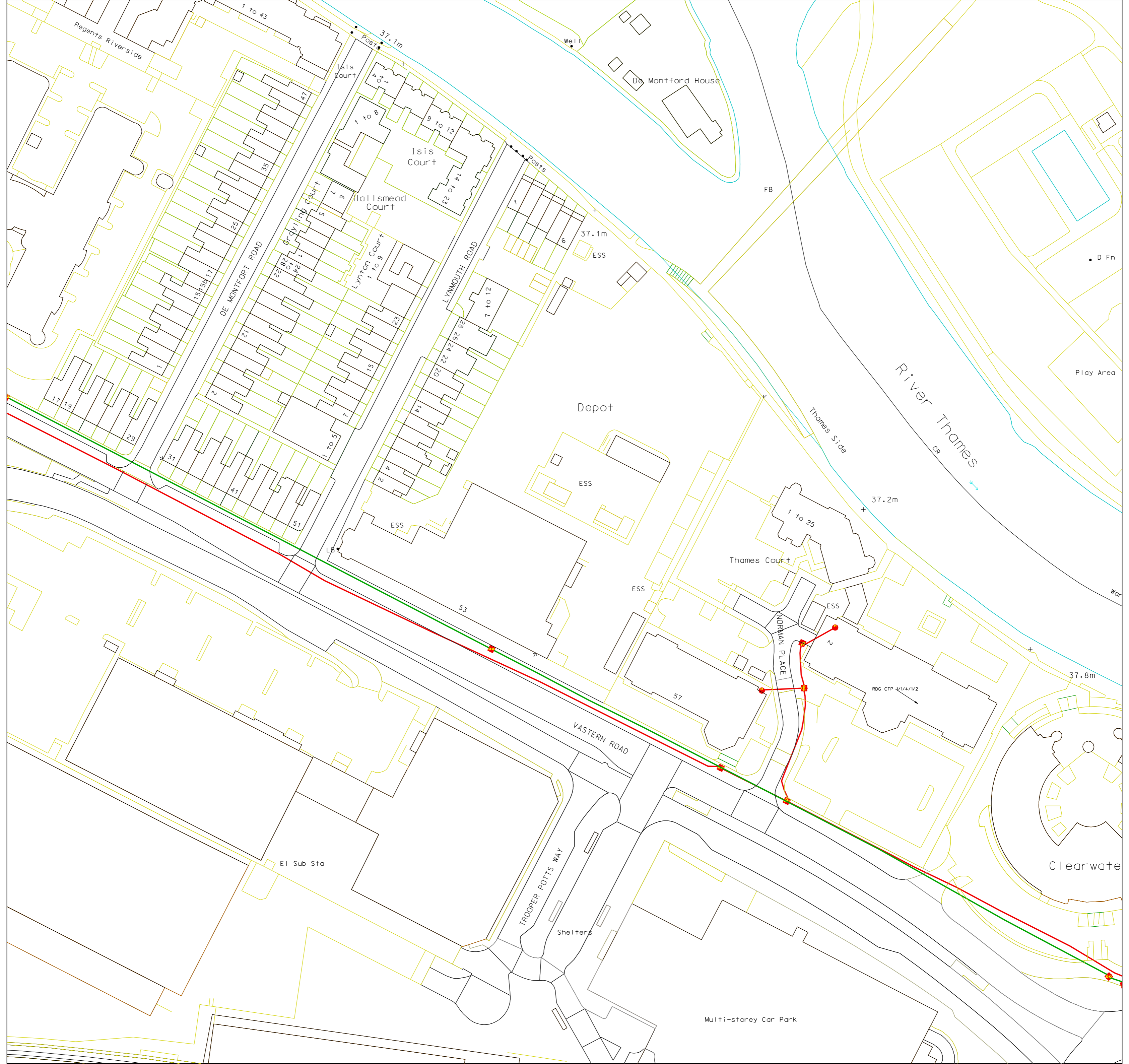
(c) Crown copyright and database rights 2016 Ordnance Survey 100019209 Date: 19/12/16 Scale: 1:1000 Map Centre: 471573,174142 Data updated: 06/11/16 Our Ref: 208213 - 1 Telecoms Plan A3

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 2016 Ordnance Survey 100019209.



tyau@peterbrett.com
39444 - Vastern Road





Regents Riverside

DE MONTFORT ROAD

LYMOUTH ROAD

VASTERN ROAD

TROOPER POTTS WAY

River Thames

Thames Court

Clearwater

Multi-storey Car Park

Isis Court

Isis Court

Hallismead Court

Lynnton Court

Depot

E1 Sub Sta

Shelters

FB

Thames Side

Play Area

D Fr

War

37.1m

Well

37.1m

37.2m

37.8m

RDG CTP 1/14/1/2

Posts

Posts

NORMAN PLACE



Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

 ZAYO DUCT

 or  ZAYO CHAMBER

Dig Sites: Line  Area 

Scale on A4 paper: 1:1000



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

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.



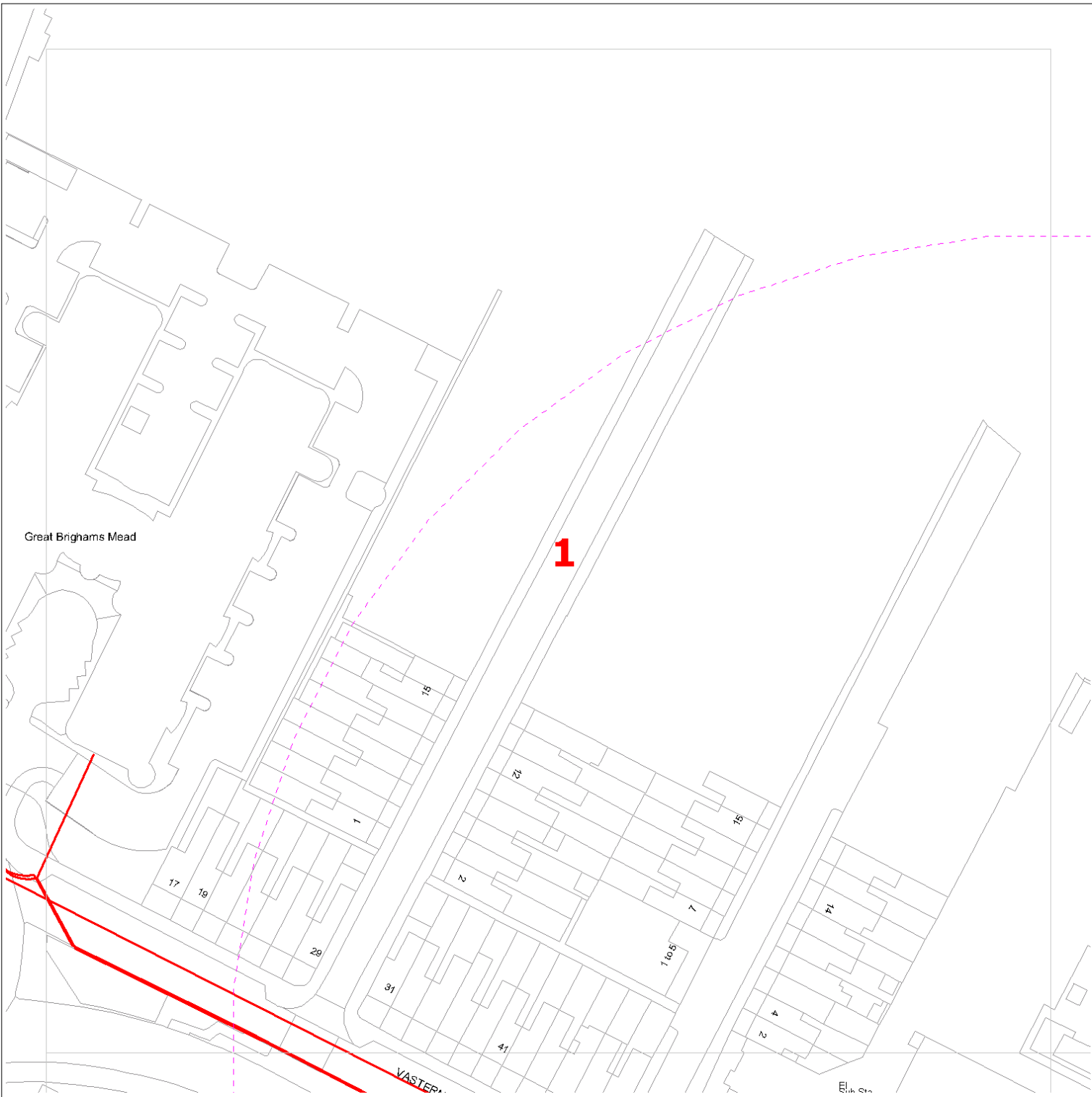
Protecting Lives, Cables & Pipes

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

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



Protecting Lives, Cables & Pipes

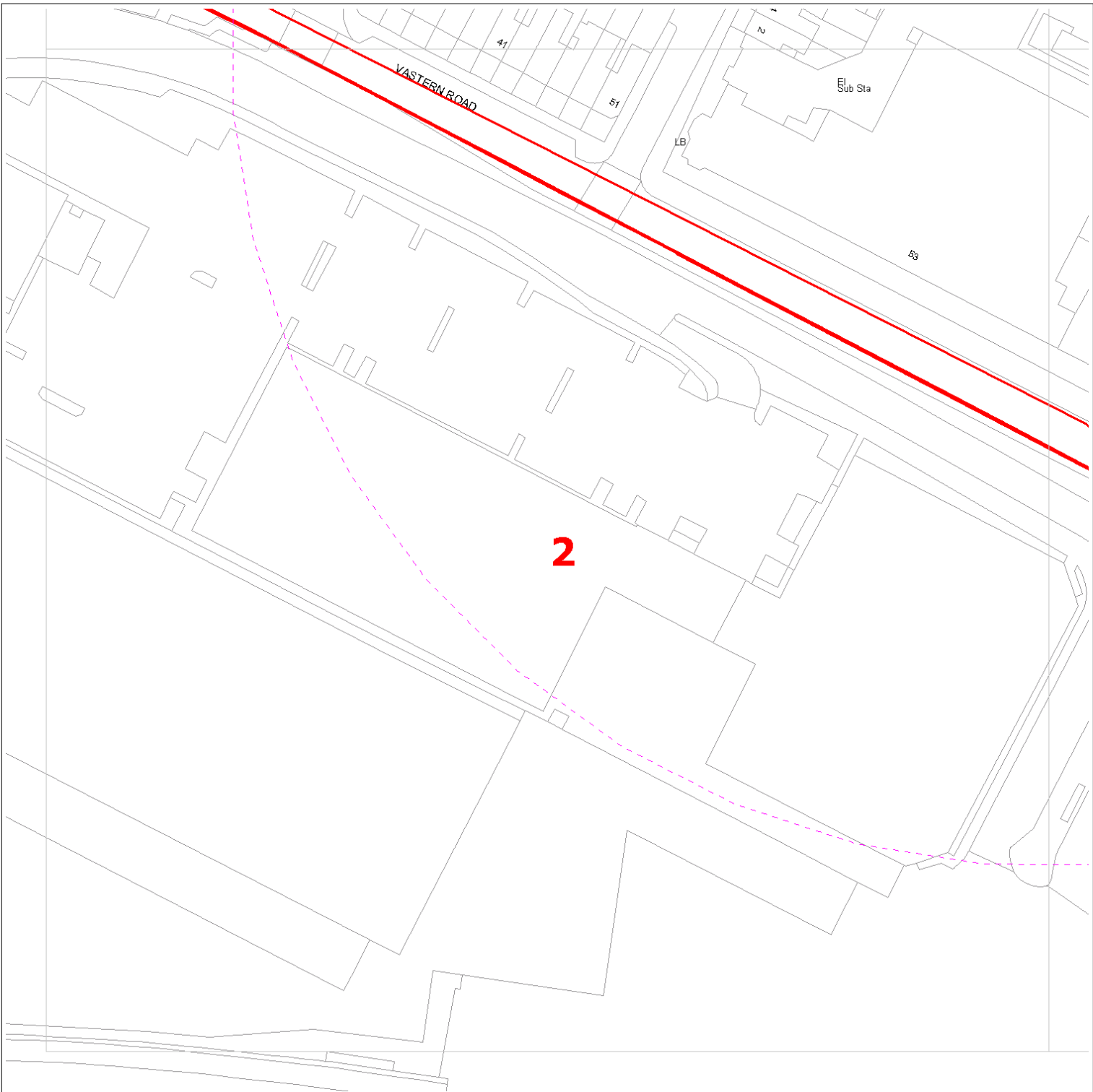
Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



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

zayoplantenquiries@jsmgroup.com

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



Protecting Lives, Cables & Pipes

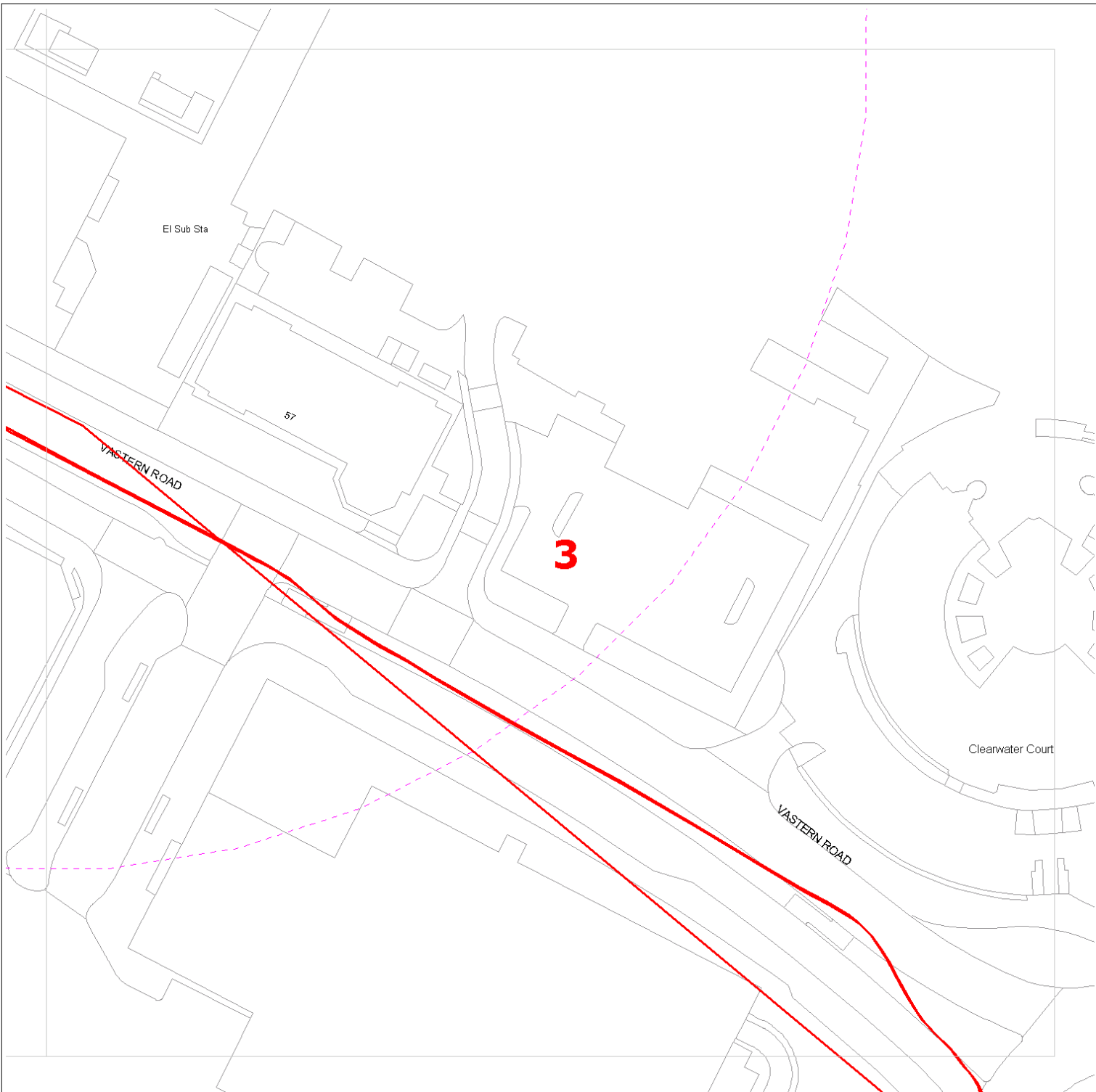
Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed



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

zayoplantenquiries@jsmgroup.com

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487








Date Requested: 19/12/2016

Requested by: Timothy Yau

Company: Peter Brett Associates

Job Reference: 9608153

Your Scheme/Reference: 39444 - SSE Vastern Road

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



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

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.



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



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

CROWN COPYRIGHT © All Rights Reserved. Ordnance Survey Licence number: 100040487

zayoplantenquiries@jsmgroup.com

Asset Location Search



Peter Brett Associates LLP
Caversham Bridge House Caversham Bridge House

READING
RG1 8DN

Search address supplied SSE Vastern Road
SSE
Vastern Road
Reading
RG1 8BU

Your reference 39444/2001

Our reference ALS/ALS Standard/2016_3460588

Search date 24 November 2016

Notification of Price Changes...

From **1 September 2016** Thames Water Property Searches will be increasing the prices of its Asset Location Searches. This will be the first price rise in three years and is in line with the RPI at 1.84%. The increase follows significant capital investment in improving our systems and infrastructure.

Enquiries received with a higher payment prior to 1 September 2016 will be non-refundable. For further details on the price increase please visit our website at

www.thameswater-propertysearches.co.uk



Asset Location Search



Search address supplied: SSE Vastern Road, SSE, Vastern Road, Reading, RG1 8BU

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

Asset Location Search



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

Asset Location Search



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.

Asset Location Search



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: 0845 850 2777
Email: developer.services@thameswater.co.uk

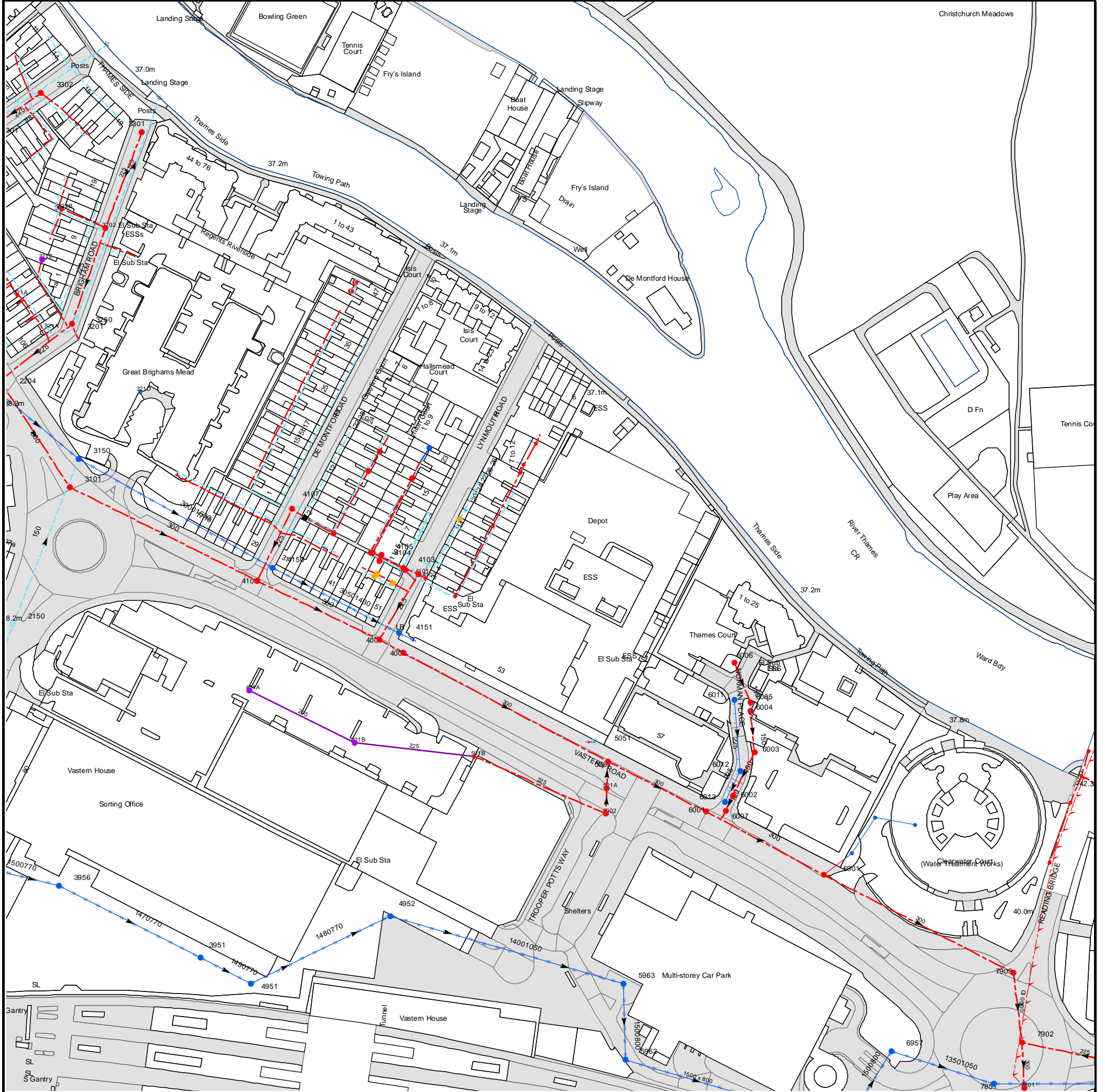
Clean Water queries

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: 0845 850 2777
Email: developer.services@thameswater.co.uk

Asset Location Search Sewer Map - ALS/ALS Standard/2016 3460588



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471543,174141

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

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

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available



















Manhole Reference	Manhole Cover Level	Manhole Invert Level
6006	38.2	36.47
6011	38.72	36.91
6012	38.64	36.78
6004	38.65	36.25
6005	38.65	36.3
6003	38.62	36.06
6901	37.7	34.91
691A	n/a	n/a
601A	n/a	n/a
6957	n/a	n/a
701C	n/a	n/a
7851	37.73	35.37
7903	n/a	n/a
7902	38.42	34.74
791A	n/a	n/a
701D	n/a	n/a
701A	n/a	n/a
701E	n/a	n/a
321A	n/a	n/a
221A	n/a	n/a
321E	n/a	n/a
321C	n/a	n/a
321B	n/a	n/a
3302	37.84	36.74
4104	37.74	36.75
41MD	n/a	n/a
4105	37.74	35.82
41ZX	n/a	n/a
41MF	n/a	n/a
4154	n/a	n/a
51NL	n/a	n/a
4107	37.93	35.46
3101	38.49	35.55
41MH	n/a	n/a
511C	n/a	n/a
4153	n/a	n/a
511B	n/a	n/a
3150	38.58	37.95
4152	n/a	n/a
41MK	n/a	n/a
511A	n/a	n/a
321D	n/a	n/a
3201	38.05	36.05
3250	38.1	n/a
42NE	n/a	n/a
42NH	n/a	n/a
42NF	n/a	n/a
42NJ	n/a	n/a
3202	37.91	36.17
3301	37.82	36.34
3956	37.94	35.91
2150	n/a	n/a
3951	37.92	35.83
401A	n/a	n/a
4951	37.92	35.82
4106	37.99	35.38
4150	38.11	36.16
401B	n/a	n/a
4001	37.93	35.31
4952	37.91	35.8
4151	37.98	36.06
41LN	n/a	n/a
4002	37.91	35.29
4103	37.9	35.68
41ZW	n/a	n/a
4101	38.01	35.57
4102	37.99	35.75
41NK	n/a	n/a
501B	n/a	n/a
5051	37.83	36.87
5002	37.85	35.77
501A	n/a	n/a
5001	37.82	35.09
5963	n/a	n/a
5962	37.75	35.61
6001	37.84	35.02
6013	37.99	36.73
6007	38.86	35.75
6002	38.24	35.9
7801	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**





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

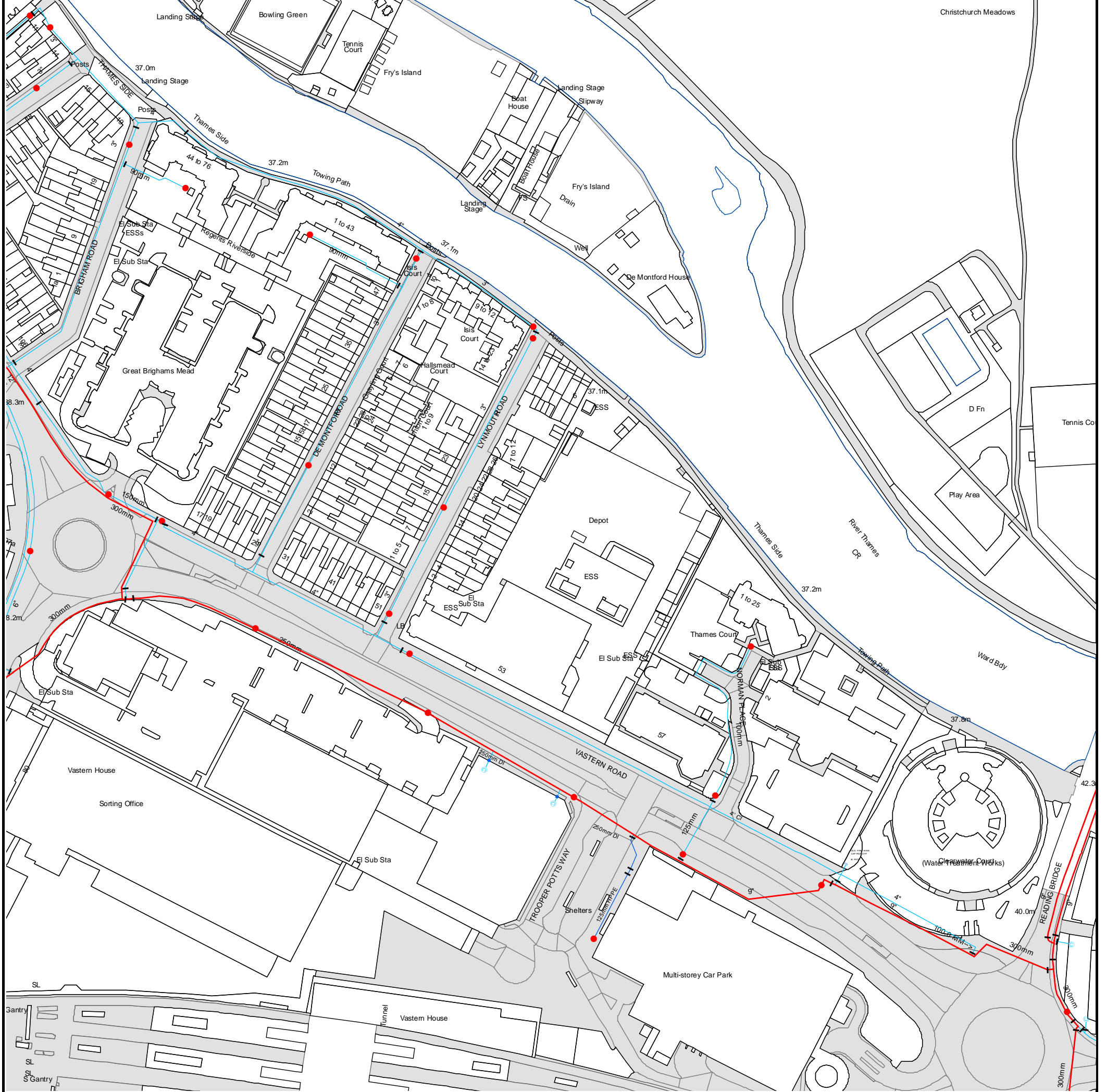
Other Sewer Types (Not Operated or Maintained by Thames Water)

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

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

Asset Location Search Water Map - ALS/ALS Standard/2016_3460588



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471543, 174141.

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 him 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.	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 he finds that you have suffered actual loss 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
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

Appendix D Thames Water Potable Pre-planning Enquiry and Budget Estimate



Mr Sean Blain
Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
RG1 8DN



27th March 2019

Pre-planning enquiry: Capacity concerns

Dear Mr Blain,

Thank you for providing information on your development at 53-55 Vastern Road, Reading RG1 8BU consisting of eight residential houses and 189 residential flats.

We've assessed your proposals and concluded from our initial review that our supply network will have enough capacity to supply the first 49 properties, but unfortunately we're unable to meet the needs of your **full** development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work and, if required, design a solution and build the necessary improvements. This work is done at our cost.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 6 months
Design: 6 months
Construction: 6 months
Total: 18 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed.

In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years.

I've attached an **example** of our underwriting agreement. Please call me on the number below if you'd like to discuss this or want to request a copy of the agreement to complete.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

If we haven't heard from you by July 2019, we'll contact you so you can confirm whether you can provide the confidence we need. If so, we'll be able to start modelling if you still need it – but we won't do so until you've confirmed that you need it.

Please note that you must 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.

If you've any further questions, please contact me on 07747 640 806.

Yours sincerely

Claire Gould

Thames Water



Mr Sean Blain
Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

-  **DS reference** DS6059688
-  **developer.services@thameswater.co.uk**
-  **08000 093 921**
Mon-Fri 8am-5pm
-  **thameswater.co.uk/developerservices**

27th March 2019

Your clean water budget estimate / point of connection report

Site location: 53-55 Vastern Road, Reading RG1 8BU

Dear Mr Blain,

Thank you for your correspondence dated 19th March regarding the above development consisting of eight residential houses and 189 residential flats.

Please note that you are now able to calculate the likely charges involved in your scheme by consulting our guide, 'Charging arrangements for new connection services'.

<https://developers.thameswater.co.uk/New-connection-charging>

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to the details and information on your drawing, the contents of this report will become invalid and a new assessment will be needed.

We've listed below the approximate costs to serve the site.

Finding your best fit

When arranging supplies for your site, we want you to choose the installer that best suits your needs and timescales. This may or may not be us.

Independent self-lay providers could be able to offer cost-effective terms and fit in better with your construction programme, and might also be able to install multiple utilities. You can find out more about the self-lay option at

developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider

NAVs are companies that can become new water and/or wastewater providers within an existing water company's region to serve specific customers or developments. You may be able to use a NAV if you meet criteria defined by Ofwat. To find out more, visit Ofwat's website at

[ofwat.gov.uk/regulated-companies/markets/nav-market](https://wholesale.thameswater.co.uk/wholesale-services/wholesale-providers) or our website at <https://wholesale.thameswater.co.uk/wholesale-services/wholesale-providers>



Contaminated land

If our assessment of your full soil report deems the site to be 'contaminated', you'll need to install mains and service connections using barrier pipe, rather than plastic pipe.

What to do next

If you'd like to proceed with your design, you can apply for a formal quotation for water supply to developer.services@thameswater.co.uk for the attention of the self-lay team or design team.

For more information, see developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/new-or-replacement-water-supply/how-to-get-a-quote.

Network capacity

Please find attached the standard network response letter.

Fire hydrant and sprinkler demand

Please note that we aren't able to confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. **You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes.**

Working near our assets

If you're planning significant work near our assets, it's important you minimise the risk of damaging them. You can find more information at developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes.

Diversions

From our records, we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Please note however that any diversions which are needed will be charged at full cost, payable in advance.

New main(s) point of connection location





New main(s) and water supply connections cost

There are two options available for installation of mains and water supply connections:

- Self-lay option, where a self-lay provider carries out the work on our behalf and we adopt the asset once completed. Self-lay providers are independent companies who you can ask to provide competitive quotes, and may be able to offer more flexible timescales, or be able to install multiple utilities.
- Statutory option, where we carry out the work.

Table 1. Budget cost for works undertaken:

Activity required	Self-lay budget cost	Statutory budget cost
<p>Offsite Mainlaying: Lay approximately 36 metres of 125mm diameter HPPE water main in carriageway.</p> <p>Onsite Mainlaying: Lay approximately 153 metres of 125mm diameter HPPE water main in unmade ground.</p> <p>Offsite Mains Reinforcement: This can only be determined by the outcome of the Flow & Pressure Test or a Hydraulic Modelling Study which will be funded by Thames Water from the 1st April 2018.</p>	<p>Total: £55,510.00</p> <p>Asset Payment: £48,873.00</p> <p>The above costs are only applicable if the site is requisitioned as one package</p>	<p>Total: £55,510.00</p> <p>DAD: £1,887.00</p> <p>The above costs are only applicable if the site is requisitioned as one package</p>
<p>Residential flats: 2 x 90mm and 2 x 63mm metered MDPE bulk supplies from the proposed main and the supply of 193 internal fit meters (landlord supplies assumed) which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level.</p>	<p>Total: £17,370.00+VAT</p> <p>193 x 20mm diameter meter, supply to be laid by the Self Lay Company</p>	<p>Total: £24,050.00</p>
<p>Individual domestic dwellings: 8 x 25mm diameter metered supplies with 20mm diameter meters, supplies from the proposed main.</p>	<p>Total: £720.00+VAT</p> <p>8 x 20mm diameter meter, supply to be laid by the Self Lay Company</p>	<p>Total: £5,840.00</p>

- Total: shows a total cost of the scheme
- DAD: Discounted Aggregate Deficit – shows the lump sum contribution payable by the developer towards the scheme cost
- Asset payment: shows the forecast sum to be paid to self-lay provider for asset installed and adopted by us



Infrastructure and network charges

201	x £140 for Water Infrastructure Charges =	£28,140.00
201	x £210 for Sewerage Infrastructure Charges =	£42,210.00

Please note that infrastructure charge credits may be applicable based on the water consumption at the site within the last five years.

Building water

It's important that you contact us before you start using water on your building work. If you don't, we'll base your charges on 0.17 per cent of the contract value. For more details visit developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work

Water quality and hardness

You can check water quality in your area at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm

Asset location search

You can contact our Property Searches team to request an asset location search (for which a fee is payable) showing where any nearby mains, sewers and other equipment is situated. Please visit thameswater-propertysearches.co.uk or call 0845 070 9148.

Disconnection

If you'd like to permanently disconnect your existing water supply, please apply at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm

Important note about this estimate

Please note all information enclosed in this letter is for budgetary purposes only and should by no means be taken as the actual cost for serving this development site.

I hope you find this information helpful. If you've any further queries, please don't hesitate to contact us.

Yours sincerely,

Claire Gould

Thames Water
Developer Services – Customer Experience Team
developer.services@thameswater.co.uk
Mobile: 07747 640 806

Appendix E Thames Water Foul Pre-planning Enquiry



Sean Blain
Caversham Bridge House
Waterman Place
Reading
RG1 8DN



30 April 2019

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

Dear Mr Blain

Thank you for providing information on your development 53-55 Vastern Road, Reading to replace the existing building(s) with 8 general houses and 189 flats, foul water will discharge via a gravity system into man hole reference 4001 (via Lynmouth Road onto Vastern Road). The peak foul water discharge rate for this proposal is 1.82l/s. No details for surface water disposal was provided, therefore an assessment was not completed.

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



Andrew John - Adoptions Engineer

Thames Water

Yau, Timothy

From: DEVELOPER.SERVICES@THAMESWATER.CO.U
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 20 December 2019 15:40
To: Yau, Timothy
Cc: andrew.john@thameswater.co.uk; Townsend, Sonja
Subject: RE: RE: 53-55 Vastern Road, Reading RG1 8BU - Wastewater Ref: DS6059687

Hi Timothy,

Thank you for your email, I can confirm that an addition flat will not change the previous response, capacity still exists for the foul water from this development.

Kind Regards

Andrew

Andrew John

Developer Services – Sewer Adoptions Team

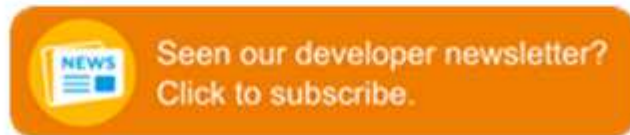
Office: 0203 5779018

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: "Yau, Timothy" <timothy.yau@stantec.com>
To: DEVELOPER.SERVICES@THAMESWATER.CO.U
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: Townsend, Sonja <sonja.townsend@stantec.com>; andrew.john@thameswater.co.uk
<andrew.john@thameswater.co.uk>
Sent: 17.12.19 09:24:59
Subject: RE: 53-55 Vastern Road, Reading RG1 8BU - Wastewater Ref: DS6059687

Hi Andrew,

Thanks for your response, we would like to check whether the existing foul network will require reinforcement works if the Vastern Road development increased from 208 units to 209 units? We anticipate that the additional residential unit will have a minimal impact on the peak discharge rate but as a check, the rate could be increased to **2.59 l/s** just to be conservative.

Please let us know, if network reinforcement will be required to the existing foul water network.

Thanks
Kind regards,

Timothy Yau
Assistant Engineer

Direct: 01189523161

timothy.yau@stantec.com
Reading



PBA has joined the Stantec family, find out more at peterbrett.com.



From: DEVELOPER.SERVICES@THAMESWATER.CO.U [mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK]
Sent: 10 December 2019 13:02
To: Yau, Timothy <timothy.yau@stantec.com>
Subject: RE: 53-55 Vastern Road, Reading RG1 8BU - Wastewater Ref: DS6059687

Hi Timothy,

Thank you for your pre-planning enquiry. Please find attached formal response confirming capacity exists for the foul water from the proposed development. With regard to additional consent a S106 will be required for connection to the Thames Water Utility sewer. <https://developers.thameswater.co.uk/Domestic-and-small-commercial/Wastewater/Before-you-apply/Apply-to-connect-to-a-sewer>

Kind Regards

Andrew

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: "Yau, Timothy" <timothy.yau@stantec.com>
To: DEVELOPER.SERVICES@THAMESWATER.CO.U
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: Blain, Sean <sean.blain@stantec.com>; Townsend, Sonja <sonja.townsend@stantec.com>

Sent: 27.11.19 14:24:50

Subject: 53-55 Vastern Road, Reading RG1 8BU - Wastewater Ref: DS6059687

Dear Sir/Madam,

Pre-Planning Enquiry Update
53-55 Vastern Road, Reading, RG1 8BU
Approximate Grid Reference: 471550,174123
Ref: DS6059687 Wastewater

We are currently working on behalf of our client who has a site located on Vastern Road, Reading. The site is currently occupied by SSE offices with an approximate grid reference for the centre of 471550, 174123. My colleague Sean Blain has previously been liaising with Thames Water back in March with regards to the development. Since then, the masterplan has undergone some changes, the proposal for the redevelopment are now for 208 Residential Units and a Café (21 sqm area).

As the masterplan has changed, the peak foul water discharge from the proposed development has been estimated to be **2.58 l/s** instead of the previous estimated peak discharge. Please can Thames Water indicate confirm what impact this load may have on the existing wastewater network.

Please could you provide an update to the Pre Planning Enquiry response that:

- indicates a proposed point of connection
- confirms if any offsite reinforcement works are required (trigger point)
- includes the associated costs for connection activities and any reinforcement works, if necessary

Please find attached:

- Site Location Plan
- Site Layout Plan

Should you require any further information regarding this enquiry and to take payment for the application please contact me, my contact details are listed below.

We look forward to hearing from you.

Kind regards,

Timothy Yau
Assistant Engineer

Direct: 01189523161

timothy.yau@stantec.com
Reading



PBA has joined the Stantec family, find out more at peterbrett.com.



Visit us online www.thameswater.co.uk, follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern

Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.

Visit us online www.thameswater.co.uk , follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.