Harworth Group
Gateway 36, Rockingham
Communications Infrastructure

8th February 2022

Inspiring Built Environments

MEP
Sustainability
Building Physics

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Introduction

Site Details

FHP have been appointed by Harworth Group to develop the infrastructure at the proposed development, Gateway 36, Rockingham.

Breif

Our scope of works was to investigate and seek quotations for a site wide utilities strategy which included the communications infrastructure.

It was set out early in the planning process that there was a minimum requirement in relation to the communications infrastructure and its capabilities.

The following is an extract taken from the planning conditions:

"Prior to the start of construction of each phase details of measures to facilitate the provision of high speed full fibre broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall thereafter be carried out in accordance with the approved details."

Openreach

FHP has liaised with Openreach to agree a ducting design that is sufficient for a fibre network to be installed as part of the infrastructure package of the scheme.

The ducts to Phase 3 (plot to the North of the Dearn Valley Parkway) are installed and available for call off.

The ducts that will form part of the infrastructure to phase 2 are to be installed as part of Phase 2a works which Harworth Group have placed and order with Caddick Construction and this work is due to complete October 2022.

Once the infrastructure is installed, the contractor appointed to carry out the construction of the units will lay a duct from the road to the unit. This allows any occupier to access Openreach's highspeed fibre network directly to their premises.

Ducting layouts can be found appended to this document in Appendix A.

Confirmation and acceptance of the works to be carried out can be found in Appendix B

Virgin Media

FHP has liaised with Virgin Media to agree a ducting design that is sufficient for a fibre network to be installed as part of the infrastructure package of the scheme.

The ducts to Phase 3 (plot to the North of the Dearne Valley Parkway) are installed and available for call off.

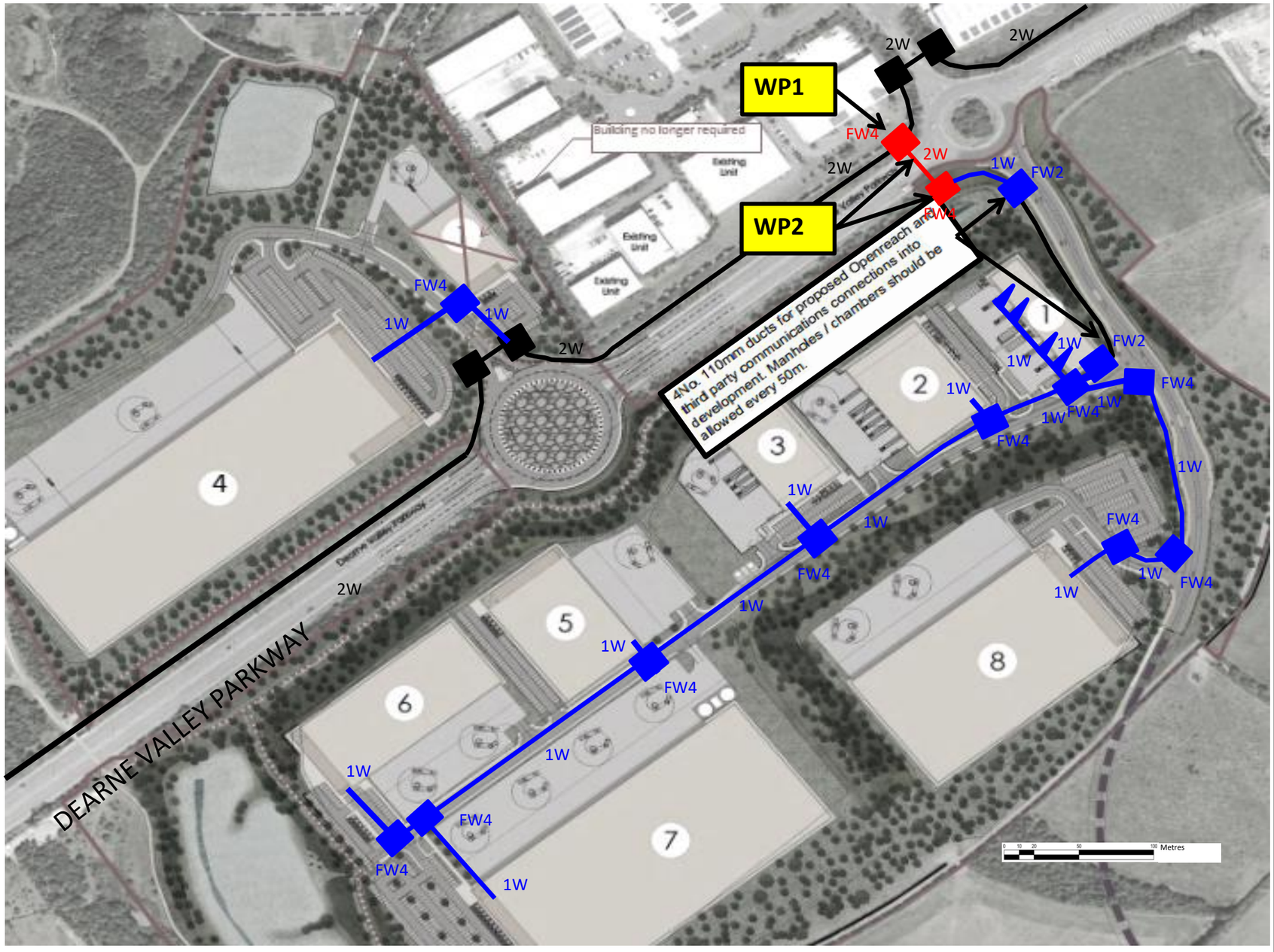
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Ducting layouts can be found appended to this document in Appendix A.

Confirmation and acceptance of the works to be carried out can be found in Appendix B.

Appendix A – Communications Infrastructure Ducting Layout



Our Reference:	NBU 229359
Customer:	**Harworth Group**
Works Address:	Gateway 36 Dearne Valley Parkway, Barnsley. S70 xxx

Work Point Reference Details

No.	Description of exactly what activities should be carried out
	Planned to Spec NSH3132 Issue 7 & NSH 1106.
1	Build FW4 chamber on existing Virgin Media 2 way duct track on North side of Dearne Valley Parkway.
2	From new FW4 chamber, lay 2 way duct 30 Metres across Dearne Valley Parkway and build second FW4 on south side. Provide 1 way 96mm poke-out for developers duct entry.

Developer to Install :
1 way 96mm duct from development boundary to each Unit.
1 way 96mm duct into each building with 90° bend to surface of slab.
FW2 and FW4 chambers as shown.
1 x 54mm swept T outside each of Units 1A, 1B, 1C & 1D, ensuring that sweep is ponting back towards FW4 chamber, 54mm duct into each of these four units with 90° bend to surface of slab.
One duct linked back to proposed off-site VM FW4 chamber via 4 way third party ducts shown. 2 No. FW2 chambers to interface 96mm with 110mm diameters.

All materials including Frames & Covers for proposed chambers will be delivered by Virginmedia direct to site.

ALL VIRGIN MEDIA PLANT IS TO BE INSTALLED IN FUTURE ADOPTABLE HIGHWAY. VIRGIN MEDIA PLANT THAT IS TO BE INSTALLED IN UNADOPTABLE AREAS ARE TO BE CONFIRMED IN WRITING IN THE FORM OF A WAYLEAVE.

Any modifications to the drawing or use of alternative items to those specified must be agreed with Virgin Media's local planning department

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CIVILS

Planned		As-Built
1w	Duct Path with number of ways	1w
■ □	Chamber with and without Equipment	■ □
▼ ●	Overground and Underground Cabinet	▼ ●
② ②	Swept Tee and SID with number of feeds	② ②
NN OO	National Network / Other Operator	NN OO

Civils to be completed by developer

Planned	
1W	Duct Path with number of ways
■	Chamber with and without Equipment

Originator	Dave Tibbles
Contact Number	03333434111
Issue Date	09 December 2020
Office	Cotswolds & Avon
Line Manager	Viv Hart

Virgin Media
280 Bartley Way
Bartley Wood Business Park
Hook
Hampshire
RG27 9UP

Internal Use Only

openreach

Openreach Structures

- Joint Box
- Manhole
- Pole
- Pole (planned)
- Duct Tee
- Reducer
- Cabinet

Openreach Spans / Ducts

- Duct
- Duct (planned)

Developer-Proposed Structures

- Joint Box
- Reducer

Developer-Proposed Spans / Ducts

- D54 (90mm duct)
- D54 (90mm duct)
- D56 (50mm duct)

Developer-Proposed Equipment

- AGG
- CBT4
- SPLITTER (S)

Address/Plot Number

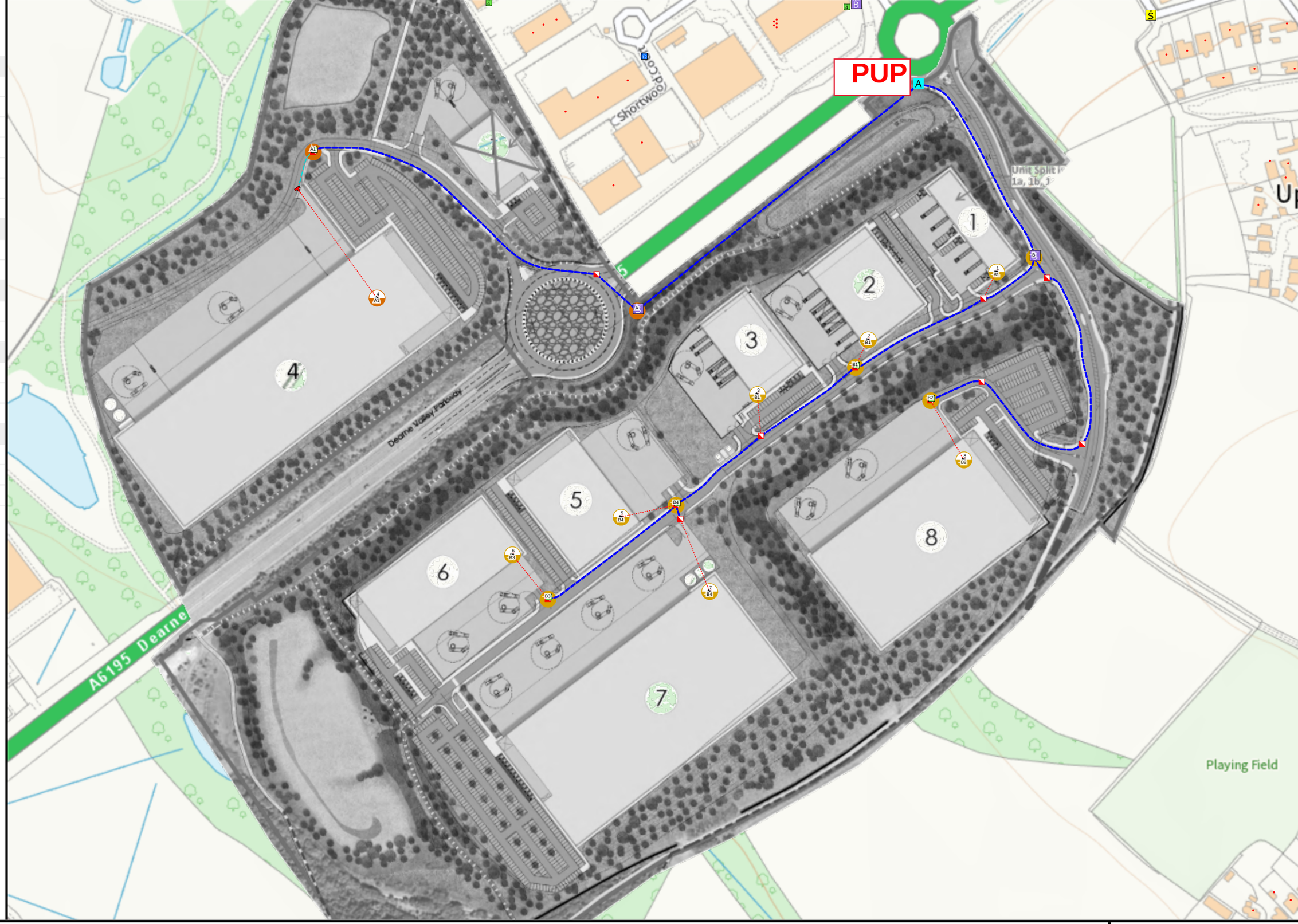
1

A1

Splitter/CBT Ref

Gateway 36 Dearn Valley Parkway Rockingham,Barnsley,S74 9LH

100m



Plant On Map

Work Order Name: HMS/00L

Proposal: OPENREACH FIBRE NETWORK

Self-Install: No

Important Notice - BT's joint boxes (JB and JUF) must be constructed in non carriageway situations only. If there is any deviation from this please contact your newSite Representative before work commences

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Exchange Area:
Planned By: Sandeep Mangalkar
NSI: HMS/00L
Onsite Project ID: GNJMX
Grid Ref: 435718401063
Date: 17/12/2021 20:19:12

Produced using Orion

Appendix B – Correspondence and Acceptance

James Taylor

From: Proffitt, Tom <tom.proffitt@virginmediao2.co.uk>
Sent: 28 January 2022 19:12
To: James Taylor
Cc: Andy Braun; Carpenter, Nick 02; Tibbles, Dave 03
Subject: RE: Virgin Media Service Proposal NBU 229359 at Gateway 36, Dearne Valley Parkway, Barnsley. S70

Evening James,

Because we are connecting the site to our Ethernet network we're looking at top speeds of 10Gb at present.

The form of this connection can be a point to point link, internet access, WAN link etc. – we'd start the entry level speed of 10Mb minimum.

Thanks again,

Tom

Tom Proffitt
Business Development Manager – Commercial New Build
Tel: 07790545938
Email: tom.proffitt@virginmedia.co.uk

From: James Taylor <james.taylor@fhpp.com>
Sent: 28 January 2022 15:40
To: Proffitt, Tom <tom.proffitt@virginmediao2.co.uk>
Cc: Andy Braun <andy.braun@fhpp.com>; Carpenter, Nick 02 <nick.carpenter2@virginmediao2.co.uk>; Tibbles, Dave 03 <dave.tibbles2@virginmediao2.co.uk>
Subject: RE: Virgin Media Service Proposal NBU 229359 at Gateway 36, Dearne Valley Parkway, Barnsley. S70

Tom,

As part of our clients planning pack we are required to prove the capabilities of the incoming data.

Are you able to provide exactly what data capabilities/speeds etc you will be able to provide to the site?

Regards
James Taylor
Director
E: james.taylor@fhpp.com
T: +44 113 235 0860 M: +44 7939 194474
Website | LinkedIn | Twitter

Registered in England. Registration No: 6783127.
Registered Address: Quayside House, Furnival Road, Sheffield, S4 7YA.
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From: Proffitt, Tom <tom.proffitt@virginmediao2.co.uk>
Sent: 05 January 2022 12:34

openreach

Good news, your development is eligible for a full fibre network

07/12/2021

Site reference: HMS/00L - Dearn Valley Parkway, Barnsley, S74 9LH

Dear James

Thanks for choosing to register your development with Openreach. Your site has access to the latest full fibre infrastructure technology, Fibre to the Premises (FTTP), enabling ultrafast speeds for your new business tenants, with the cost to you of just **£1200** per plot.

This email contains everything you need to explore the benefits of a full fibre connection and progress your application.

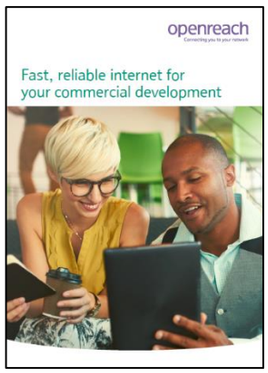
Full fibre benefits

A full fibre connection provides essential benefits for developers and businesses. Businesses are more connected than ever, with connectivity in the workplace enabling cloud computing, remote working and networked offices. These services need a modern, future-proof network with a choice of internet service providers.

Cloud storage and VoIP telephone services are increasingly taking over from on-site backups and landlines for businesses. Poor connectivity or broadband downtime can cause major issues with these services, so the reliability offered by full fibre networks is more important than ever for your business premises.

Openreach full fibre provides your commercial developments with a modern platform for businesses to enable the connectivity they need, using the provider of their choice through our unrivalled open-access network.

You can view more about the benefits of full fibre broadband by clicking on the images below to view our commercial development brochure.



Next steps

To continue your site registration please complete the signature page of the agreement attached on this email. Take some time to double check the details provided as we'll use these to contact you throughout the application and build process.

Once you've filled in all the yellow fields, email it back to nsrecep@openreach.co.uk and we'll progress your application.

After we've received confirmation of your agreement, we'll issue an invoice to your company for £**9600** excluding VAT, which is your contribution of £1200per plot excluding VAT.

Make sure to email the completed agreement as soon as you can, as this allows us to move onto the next phase of the process as quickly as possible.

Other infrastructure options

A full fibre network is the recommended choice for all new commercial developments in the UK. Here at Openreach we're working hard to ensure this choice is as affordable as possible for every developer, adding value for you and future-proofing the property for business tenants.

Although full fibre is now our default infrastructure choice, copper or partial fibre connections are still available for new commercial sites. To discuss other infrastructure options please contact me.

Thanks,

The Openreach New Sites team

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James Taylor

From: gary.pye@openreach.co.uk on behalf of nsrecep@openreach.co.uk
Sent: 07 February 2022 12:39
To: James Taylor
Subject: RE: HMS/00L - Dearn Valley Parkway, Barnsley, S74 9LH

Hi James, I can see that the site registration is complete and progressed, contracts received and billing has invoiced for the site, so yes all is on track.

Many Thanks

Gary Pye
Infrastructure Solutions Customer Service Newsites
Openreach

Website: www.openreach.co.uk

We build and maintain the digital network that enables more than 600 providers to deliver broadband to homes, hospitals, schools and businesses large and small. Our engineers work in every community, every day, because we believe everyone deserves decent and reliable broadband.

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Openreach Limited
Registered Office: Kelvin House, 123 Judd Street, London WC1H 9NP
Registered in England and Wales no. 10690039

From: James Taylor [mailto:james.taylor@fhpp.com]
Sent: 31 January 2022 15:34
To: NSRECEP T <nsrecep@openreach.co.uk>
Subject: RE: HMS/00L - Dearn Valley Parkway, Barnsley, S74 9LH

Hi,

Could you please confirm if the forms sent on the below email were accepted and if an invoice has been raised for this as yet?

Regards
James Taylor
Director
E: james.taylor@fhpp.com
T: +44 113 235 0860 M: +44 7939 194474
Website | LinkedIn | Twitter

Registered in England. Registration No: 6783127.
Registered Address: Quayside House, Furnival Road, Sheffield, S4 7YA.
Legal: fhpp.com /disclaimer

From: James Taylor
Sent: 09 December 2021 10:01
To: nsrecep@openreach.co.uk
Subject: RE: HMS/00L - Dearn Valley Parkway, Barnsley, S74 9LH