

Title	Broadband Connectivity		
Project	58-64 King Street	Project Number	1176
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This report is written in response to the planning requirement:

16. *Broadband Connectivity Assessment - All new build residential developments must incorporate measures to facilitate digital connectivity having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 5 NPPF).*

GUIDANCE

We understand from the statement above that the document referred to is:



Data Ducting Infrastructure for New Homes Guidance Note

And that (Section 5 NPPF) refers to the National Planning Policy Framework Section 5.

National Planning Policy Framework

We can see nothing in Section 5 paragraphs 59 to 79 (Delivering a sufficient supply of homes) that has any relevance to Broadband Provision.

However, Section 10 Supporting high quality communications infrastructure Paragraphs 112 to 116 seems more relevant. We assume that this is the relevant section and Section 5 was a typo.

Paragraphs 112 encourages planning authorities to support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. And that, policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

Paragraphs 113 to 116 are more concerned with proposed masts and prohibit planning authorities from obstructing developments of masts. No new masts or base stations are proposed as part of this development so these paragraphs are irrelevant.

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Data Ducting Infrastructure for New Homes Guidance Note

Section 1 Introduction

The practical guidance in this document aims to:

- Give developers the opportunity to consider the installation of infrastructures within new developments and dwellings to support the later provision of data services by third parties
- Reduce the risk of 'non-standard infrastructures' (for example using ad hoc ducting types and topologies) leading to future incompatibility issues within different developments.

Section 2 Infrastructure Guidance

The first part of the section is concerned with external infrastructure. That is, cable ducts, chambers and cabinets on new estates. This is not relevant to the 58-64 King Street project, as no works are proposed outside of the footprint of the building and the roadway infrastructure is existing.

The second part of the section is concerned with internal infrastructure:

Occupants of dwellings are likely to require:

- *Data sockets at 'useful locations' throughout the dwelling*
- *A 'readily accessible' location where network equipment can be installed with a simple 'user-friendly' method of connecting the network equipment to 'live' data sockets*
- *Mains electricity sockets that are located near the data sockets.*

Section 2.3.7 details the recommendations for multi-occupancy buildings, including ducts and cabinets within the communal spaces.

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PROVISIONS

This section of the report details how the requirements above will be provided as part of the 58-64 King Street project.

External Infrastructure

- A post code search indicates that BT, Shell, plusnet, italk, Now, Sky and Hyperoptic have broadband available locally.
- There are cable ducts outside the building in South King Street and Four Yards.
- There are existing ducts from the cable chambers into the basement of the building, including one currently spare duct.
- The Client will apply for incoming fibre broadband, once the Main Contractor is on-site to coordinate the installation.

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Existing cable chambers in South King Street.

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Existing cable chambers in Four Yards



Existing incoming BT ducts (with one spare)

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Internal infrastructure (Landlord's)

SPECIFICATION

Design, supply, instal, test and commission, containment, cabling and power supplies to incoming telecoms services.

Take responsibility for all attendance upon and coordination with, the Client's chosen Telecommunications provider.

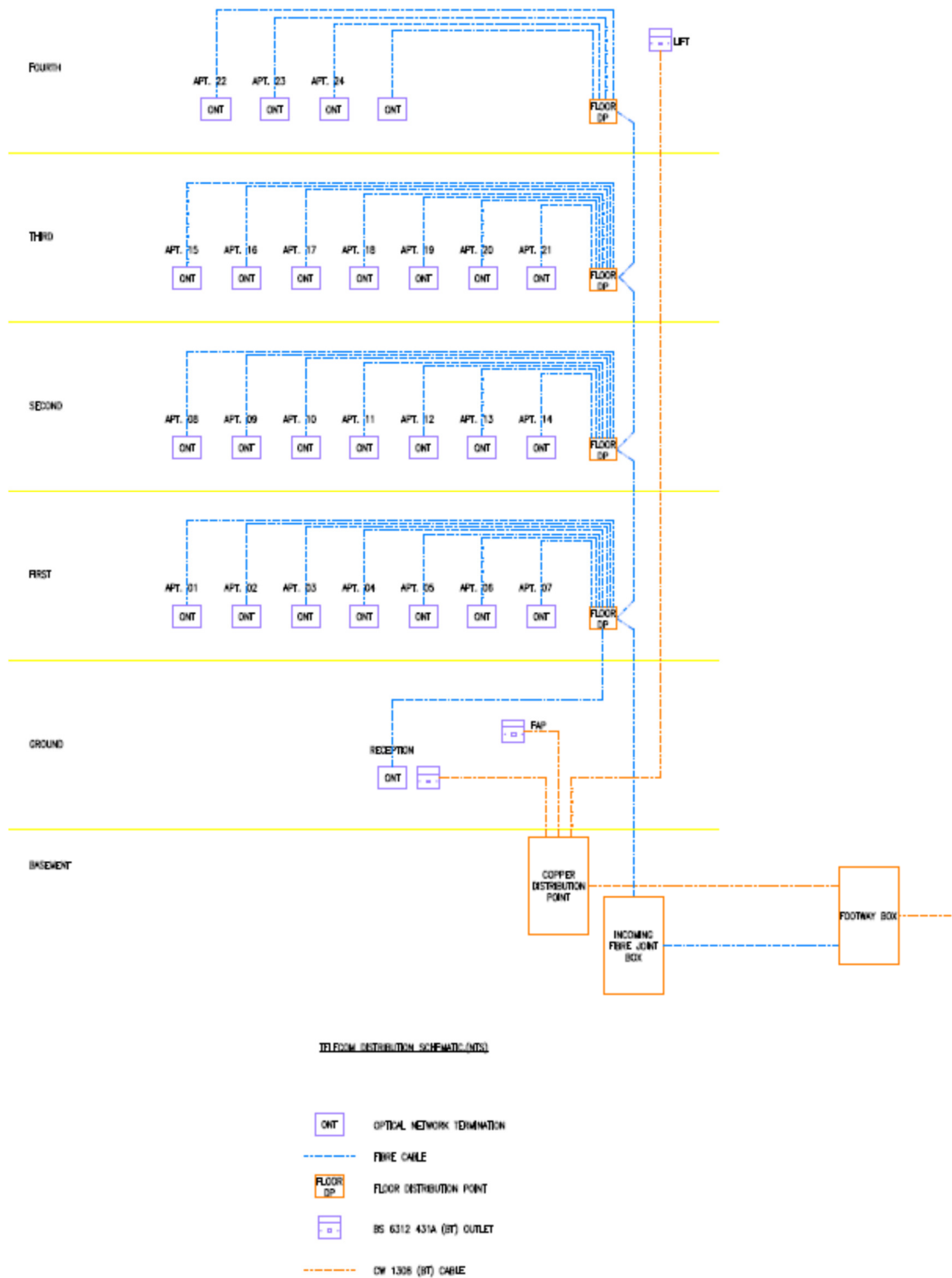
- *Comply with:*
- *The requirements of each telecoms provider*
- *BS7671 18th Edition*
- *BS 6701:2016+A1:2017 Telecommunications equipment and telecommunications cabling. Specification for installation, operation and maintenance. Specification for installation, operation and maintenance*
- *Openreach Fibre Developer's Guide*
- *PAS 2016 - Next generation access for new-build homes.*
- *Virgin Media New-build Developer's Guide.*

A new BT incoming fibre joint box will be located in the basement, with distribution points on each floor.

Fibre will be provided to each apartment.

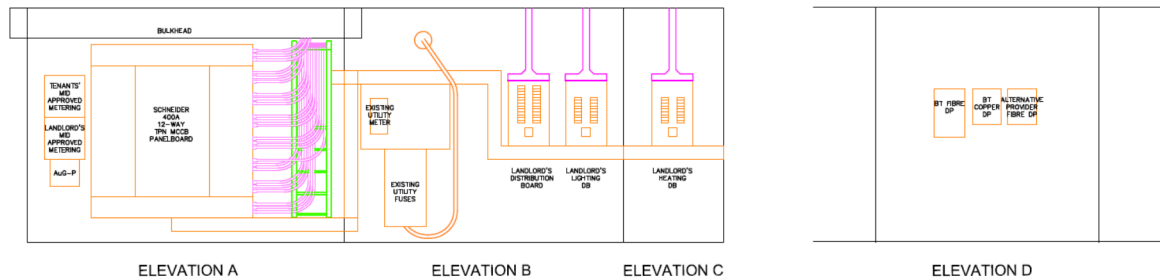
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DRAWINGS



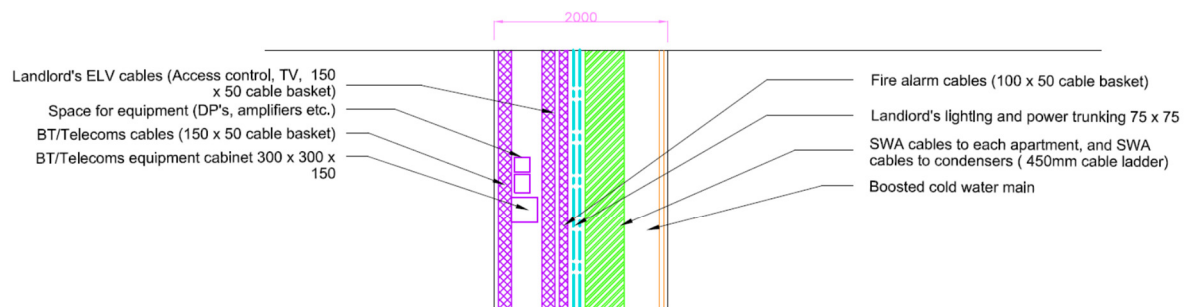
Detail from Drawing E-004 showing fibre between the footway box and the Optical Network Termination in each apartment.

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PROPOSED METER ROOM WITH LANDLORD METERING
(ELEVATIONS)

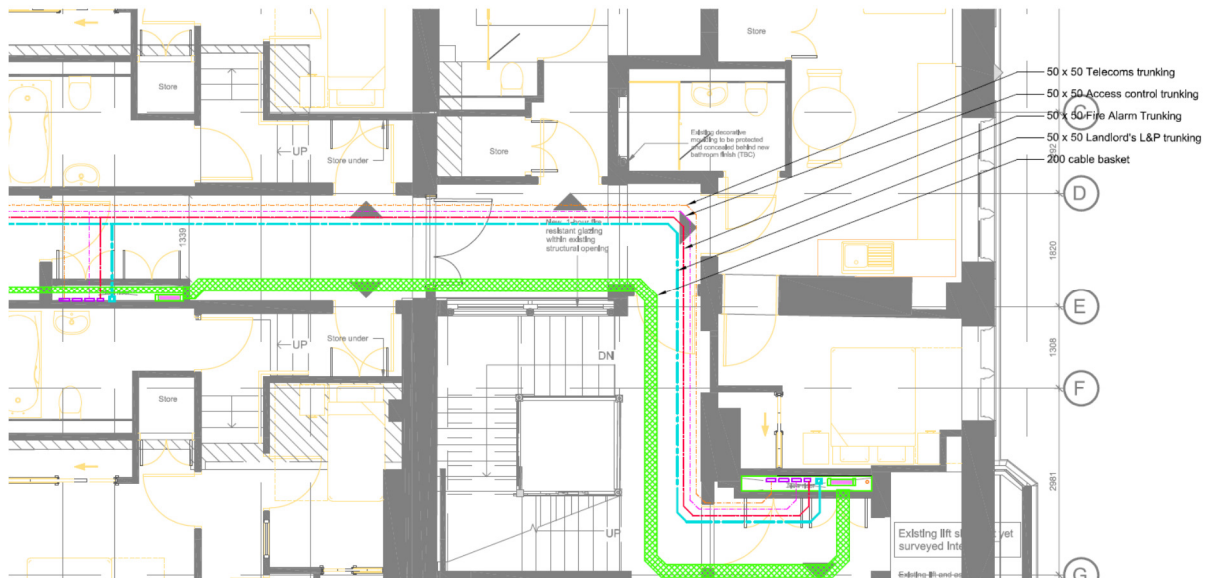
Detail from Drawing E-0060 showing space provision in basement for incoming BT and alternative provider.



PROPOSED M&E RISER
(ELEVATION)

Detail from drawing E-006 showing the riser with BT/Telecoms containment and space for the floor cabinet. There are two of such risers on each floor.

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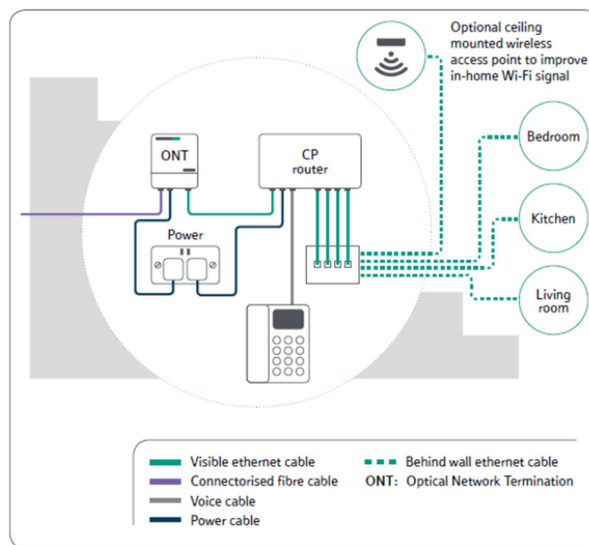
Extract from Drawing E-104 showing the main horizontal containment between the risers. Note the size of the containment is 50x50mm which exceeds the minimum requirement of 50x40mm requirement in the Data Ducting Infrastructure for New Homes Guidance Note.

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Internal Infrastructure (Apartments)

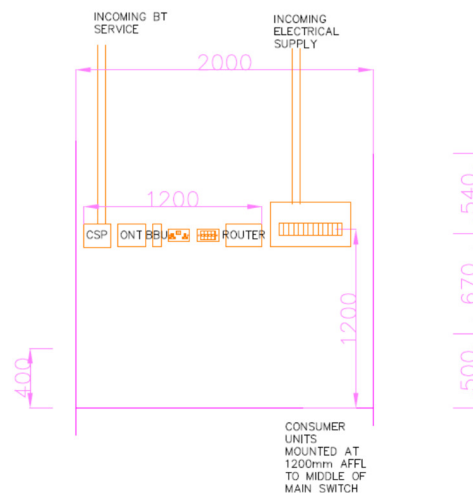
SPECIFICATION

In each apartment there will be customer splice point, an optical network termination installed to receive the incoming fibre. This requires adjacent socket outlets. The router (by the tenant) is also located here. Fixed wiring will be installed between this point and outlets in the lounge and master bedroom.



Apartment wiring schematic

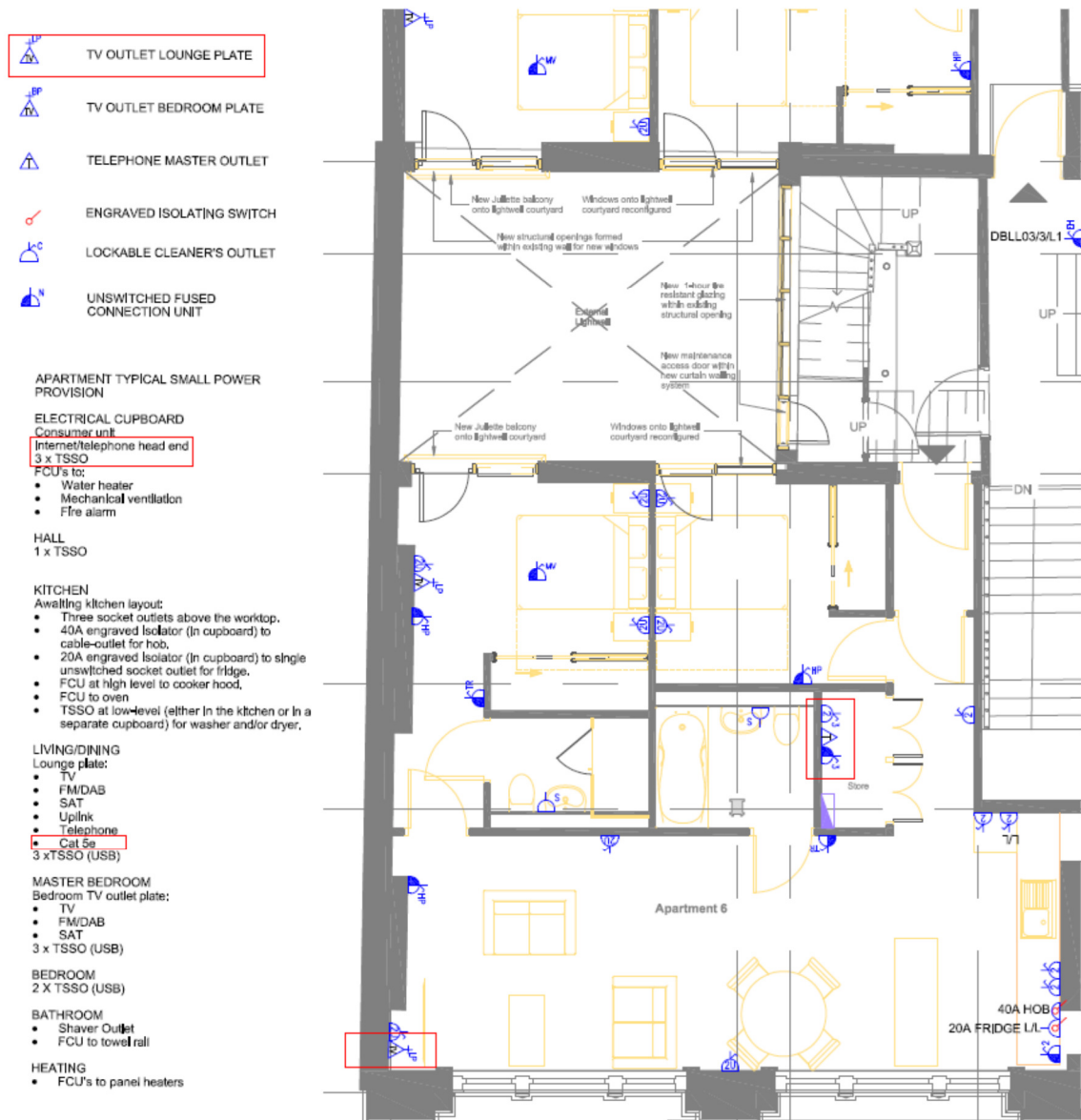
DRAWINGS



APARTMENT BT AND CONSUMER UNIT DETAIL
(ELEVATION)

Detail from Drawing E-006 showing incoming fibre head end with adjacent sockets.

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Typical apartment small power layout, with internet/telephone head end, lounge plate (with Cat 5e outlet) highlighted.

The Client intends to provide excellent broadband connectivity in each apartment. We have contacted Openreach (BT) and Hyperoptic, as we understand they provide the best connectivity in this area. Once the Main Contractor is appointed the formal applications will be made. The above details demonstrate that there are suitable facilities proposed to provide connectivity between the incoming fibre and each apartment, in accordance with the guidance in the first section of this report.