

stay connected

ewave

Telecommunications Connectivity

Fixed Network and Mobile
Coverage Assessment

Huntercombe Park
Huntercombe Lane South
Taplow
Berkshire
SL6 0PH



Fixed Network Connectivity - Carrier Study

Huntercombe Park, Huntercombe Lane South, Taplow, Berks SL6 0PH

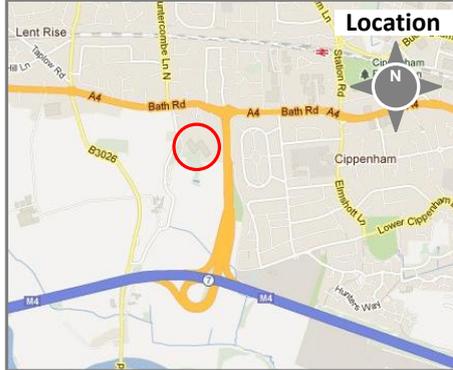
STRUCTURE

Huntercombe Park is a speculative development located in a semi rural location to the east of Maidenhead. The development will be over three floors affording approximately 91,494 sq ft of Grade A office accommodation. The building will be constructed utilising steel frames with full height glazed facades to all external elevations including external metal cladding, with a central glazed atrium, green roofs and solar technology.

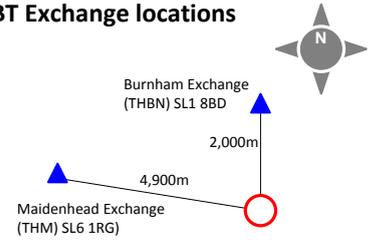
TOPOGRAPHY



Huntercombe Park
Huntercombe Lane South,
Taplow, Berks SL6 0PH



BT Exchange locations



Note: All distances are straight line and cable routes will be greater. All distances and orientations are approximate only

BT SUMMARY

It is envisaged that Huntercombe Park will be served from the Burnham Exchange, located to the north of the building. This exchange provides excellent services including ADSL, ADSL+, SDSL, 21CN WBC and FTTC services plus the availability of good LLU services from AOL, O2/Be, C&W Bulldog, Talk Talk, and Tiscali all over BT infrastructure. Based on the existing capabilities, Burnham Exchange can offer standard broadband speeds of around 6Mbps, plus BT Infinity with speeds of up to 30Mbps via fibre optic (Data via the BT website). The building is positioned just outside of the coverage from the Maidenhead Exchange, located to the north west which affords similar services.

TELECOMS CARRIERS

Telecommunications carriers with owned infrastructure located within easy reach of the building are listed below for information. In addition to these, there are a number of alternative carriers that can provide service, albeit over a third party network such as BT. It must be noted that the presence of infrastructure within the search area does not constitute availability of service at the building location.

- British Telecom** Tel: 0800 800 152 www.bt.com
- Cable & Wireless** Tel: 0800 953 0180 www.cw.com
- Virgin Media** (NTL/Telewest Business) Tel: 0800 953 0180 www.virginmediabusiness.co.uk

SUMMARY

The services available at Burnham Exchange, and added resilience of a second exchange afford Huntercombe Park an excellent level of services to meet today's business needs. The presence of alternative carriers to BT offers additional choice of services and resilience, albeit some will be restricted by location and the cost of providing service over owned infrastructure. However, the ability to provide such services over the BT network must not be overlooked as a more cost effective solution. The potential of service provision from Cable & Wireless and Virgin Media is one to be considered but would be dependant on the ability to access the site over third party infrastructure or by extension of existing infrastructure which would be subject cost considerations by the carrier.

<p>RATING</p> <p>BT / LLU 4</p> <p>CARRIERS 3</p>	<p>BT / LLU</p> <p>1 Limited services available from BT only</p> <p>2 Good BT services, limited by LLU Operators</p> <p>3 Good BT/LLU services now, or planned</p> <p>4 Excellent BT/LLU services now, with diversity</p>	<p>CARRIERS</p> <p>1 Limited infrastructure available</p> <p>2 Adequate level of infrastructure with limited access issues</p> <p>3 Good level of infrastructure with limited access issues</p> <p>4 Excellent level of infrastructure with no access issues</p>
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GLOSSARY OF TERMS

- ADSL (Asymmetric Digital Subscriber Line)** Asymmetric line speed, the speed from the internet to the user, and the user to the internet are different. Feed over copper cable, governed by distance from exchange to user. (co-exists with voice services)
- ADSL+ (Asymmetric Digital Subscriber Line+)** Asymmetric line speed as above, but with faster connections both downstream and upstream over similar distance following roll-out of BT's 21CN Wholesale Broadband Connect (WBC).
- SDSL (Symmetric Digital Subscriber Line)** Symmetric line speed, the speed between the user and the internet are the same in both directions but cannot co-exist with voice services over the same line.
- FTTC (Fibre to the Cabinet)** Provides fibre to the cabinet, shortening copper cable length requirements to enhance speed
- LLU (Local Loop Unbundling)** Is the process by which third party network operators are able to install equipment into BT exchanges in order to deliver their own services without having to utilise BT's network.

Mobile Voice / Data Appraisal - Coverage Predictions

Huntercombe Park, Huntercombe Lane South, Taplow, Berks SL6 0PH

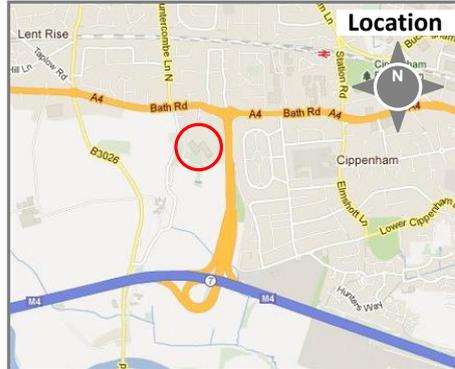
STRUCTURE

Huntercombe Park is a speculative development located in a semi rural location to the east of Maidenhead. The development will be over three floors affording approximately 91,494 sq ft of Grade A office accommodation. The building will be constructed utilising steel frames with full height glazed facades to all external elevations including external metal cladding, with a central glazed atrium, green roofs and solar technology.

TOPOGRAPHY

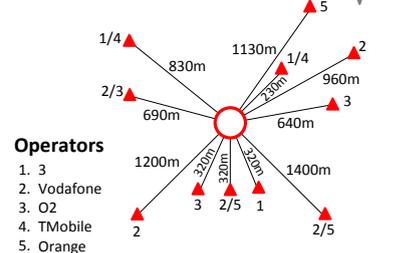


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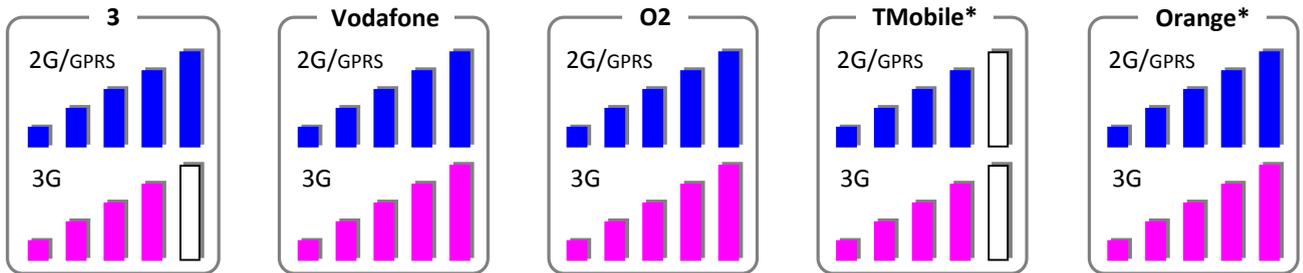


Macro Locations

Note: All distances and orientations are approximate only



STREET LEVEL COVERAGE

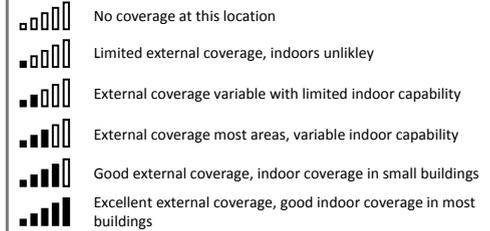


OBSERVATIONS

Huntercombe Park will afford a good/excellent level of macro coverage from all of the five mobile operators as shown in the plan above. The closest serving cells are detailed in respect of 2G and 3G services and can be seen vary in location and distance, providing general coverage to the building. Based on this information it is considered to be a location that affords very good overall coverage across all operators.

NOTE*
Everything Everywhere operates under both the T-Mobile and Orange brands within the United Kingdom

COVERAGE KEY - Street Level



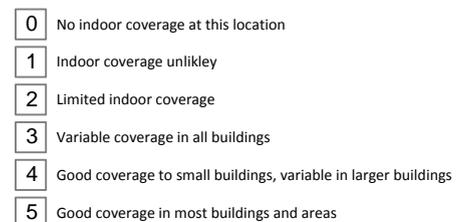
PREDICTIONS

Based on the location of the building and serving cells, it is envisaged that a good level of coverage will be present within the buildings for both 2G and 3G services, with potentially only small specific areas having issues due to their location such as low level, internal rooms towards the middle of the buildings. The external glazed facades of the building coupled with the low rise elevation and surrounding wooded areas can also impact on the penetration of signal throughout the building. This would be expected to impact again within specific locations and will dependant on the type of glazing installed. Further to the coverage levels, the availability of service is dependant on capacity. This is the volume of data and simultaneous voice calls the macro cell can accommodate at any one time. Capacity issues result in 'network busy' messages or dropped calls. The level of capacity can be addressed by the operators should the building be populated with a high number of users on a single network which will impact on both them and others using the same cell.

INDOOR SUMMARY

OPERATOR	2G / GPRS	3G
3	4	3
Vodafone	4	4
O2	4	4
T-Mobile*	3	3
Orange*	4	4

COVERAGE KEY - Indoor prediction



It should be noted that the location, building fabric / materials, surrounding environs impact on the ability of RF penetration and these predictions are for guidance only.

Huntercombe Park Huntercombe Lane South, Taplow, Berkshire SL6 0PH

Fixed Telecoms Appraisal Summary

In addition to the Fixed Network carrier study completed, a review by survey of the above location was undertaken on the 31st January 2012. The purpose of this survey was to clearly identify the presence of existing fixed telecommunications carrier's infrastructure adjacent to the building, or within the local environs.

Local Carriers

The developments location is one that will be accessed via Huntercombe Lane South. The level of existing infrastructure within and around Huntercombe Lane South currently extends to that of British Telecom and Virgin Media. There is existing infrastructure at the entrance to the existing site owned and operated both by BT and Virgin Media. A level of infrastructure is present along both sides of Bath Road to the north, which includes BT, Virgin Media and Cable & Wireless. In addition, it is known that alternative carriers network exists within the surrounding areas of Maidenhead including Global Crossing, Easynet and Torch Telecom.

Service Availability

The services afforded by BT over its existing copper and fibre networks provides an excellent level of broadband services with speeds expected in the region of up to 30Mbps (Data obtained via the BT website). This coupled with their ability to provide dedicated lease lines ensures the development will be afforded excellent connectivity. The additional presence of Cable & Wireless and Virgin Media affords a good alternative to BT, and will be able to offer a host of business services to suit any requirements. The location of Virgin Media's existing infrastructure adjacent to the development is one that will necessitate limited civil works in providing a connection based on our initial investigations.

Summary

Based on the local carrier infrastructure and the availability of services from BT's Burnham Exchange, we consider the building has an excellent level of connectivity with the ability to enhance this by means of fibre services if required in minimal timescales from order from other carriers.