

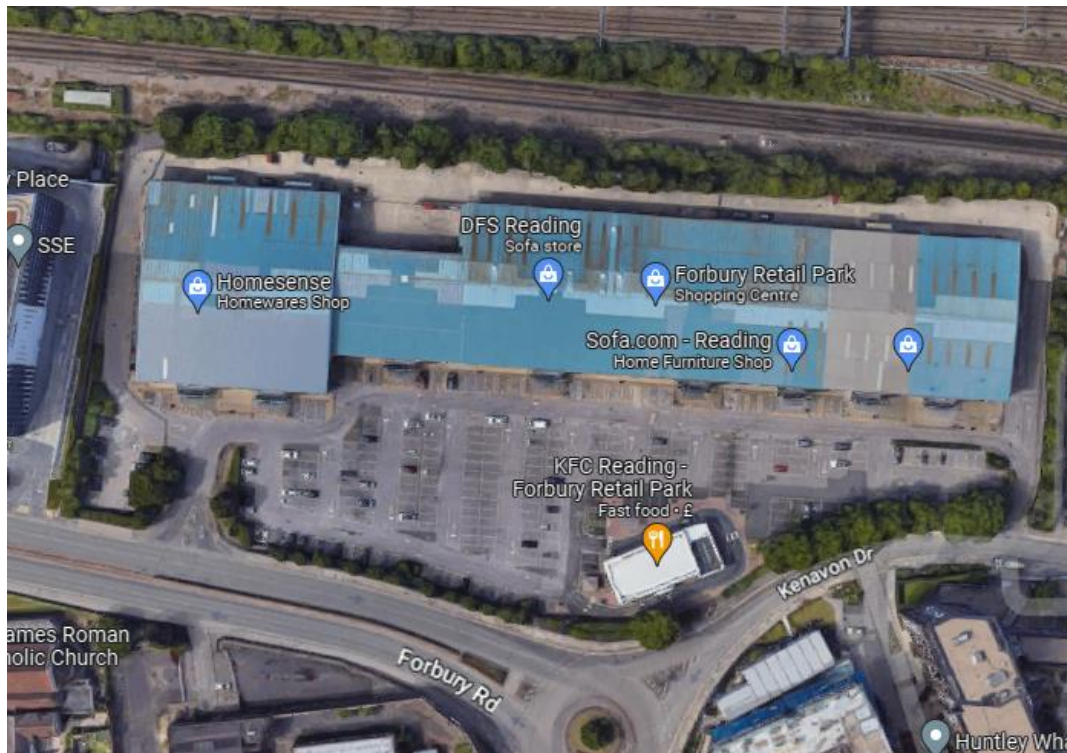
Technical Note

Project Title	Kings Meadow View, Reading		
Subject	Utilities Statement	Date	15 th May 2023
Author	Gordon Macmillan	Our Ref	1619RFP-25-230515 Utilities Statement

1 Introduction

Kings Meadow View is located off Forbury Road and Kenavon Drive in Reading. The site is bounded on the north by the main London railway line. Reading railway station is nearby. The project proposes to replace the existing retail park with a mixed use development which includes residential blocks of flats and commercial space, which includes a supermarket.

This report has been written to discuss the proposed utilities for the development. We review the size and scope of installation along with the availability of supply in the local area.



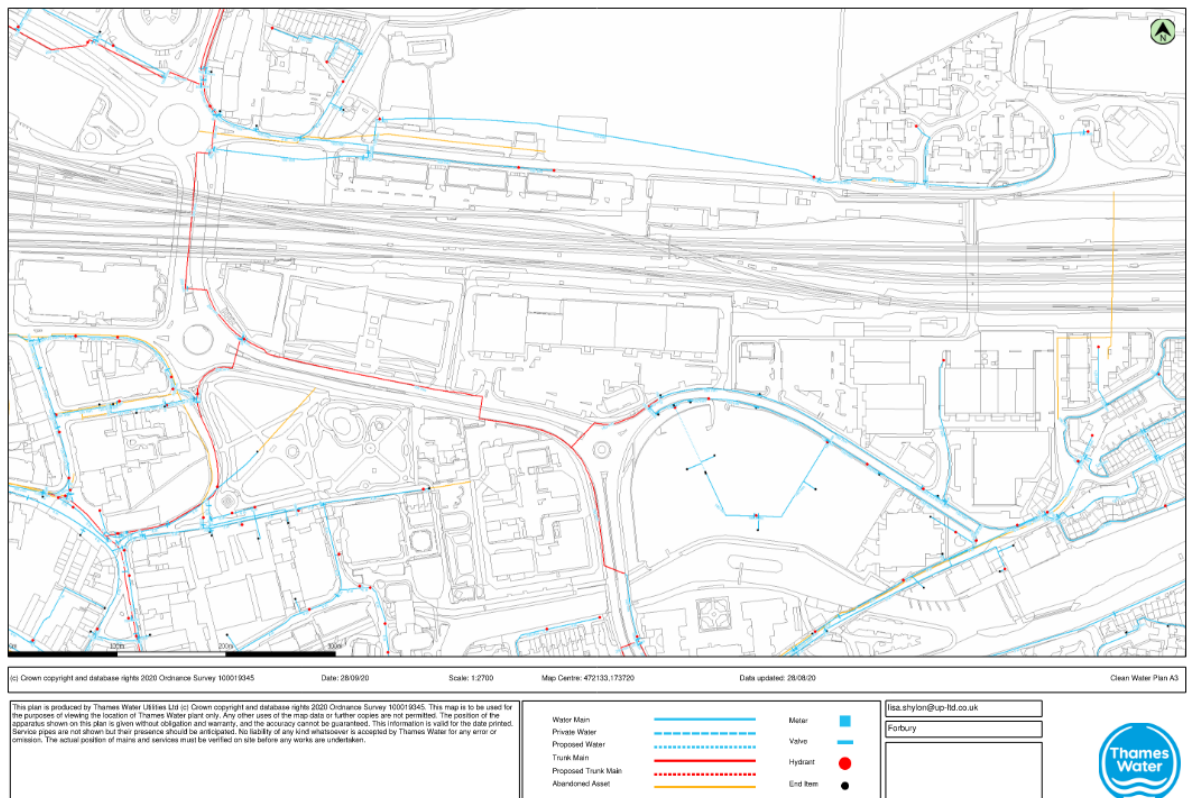
Forbury Park Retail Park

2 Water

Thames Water have a 150mm trunk water main that runs along Forbury Road and into Kenavon Drive. Each existing retail unit has a water supply. The new development will require new water supplies as follows:

- Each apartment
- Landlord areas
- Commercial units

It is likely that the local water main will need to be reinforced to provide for the new development.



Thames Water Record Drawing Shows Trunk Main (in red) and Water Main (in blue) South of Site.

3 **Gas**

Kings Meadow View shall be a fossil fuel free development. Gas shall not be brought onto the site.

We have estimated the incoming electricity supply size for:

- Residential units
- Common areas
- Commercial units
- Car Park and electric vehicle charging
- Central plant and equipment

As all of the car park is covered it would appear that electric vehicle charging will not be required, however we have allowed capacity for 25% of the spaces to have electric vehicle charging.

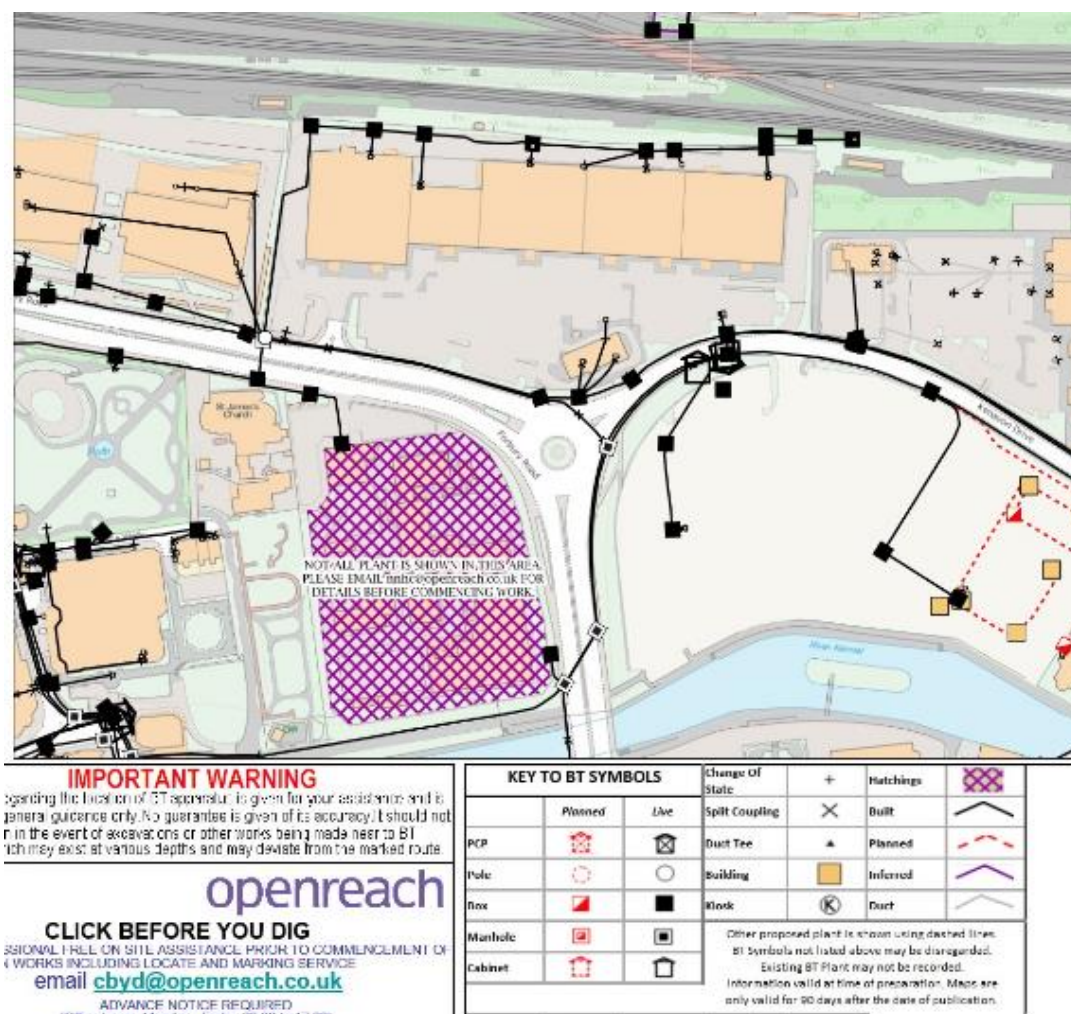
We have estimated the likely incoming electricity supply to be 5-6MVA. This will require 5-6 1MVA transformers on site. The final figure will vary with a number of factors including efficiency of heat pumps, quantity of electric vehicle charging points etc.

New sub-stations are planned for the rear of the building along the northern access road, avoiding the diverted sewer route.

5 Telecomms

BT Openreach have services running along Forbury Road and Kenavon Drive.

The town centre location is convenient for the provision of BT and Virgin telephone and internet services for the commercial and residential areas of the proposed development.



BT Openreach Service to Forbury Park