



Amethyst Lane MEP Utilities Report

For Reading Borough Council

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1. Introduction

Hydrock Consultants Ltd have been appointed by Reading Borough Council to provide a utilities report, outlining any existing utility services within close proximity to the proposed site boundary, and to provide status of new connections utility services applications for the proposed Amethyst Lane development

This document serves to capture the status of existing and proposed utility services for the development at the conclusion of RIBA Stage 2. It should provide an insight to the proposed direction of the services for the site and allow the client to review, question, discuss and ultimately facilitate progression to RIBA Stage 3.

1.1 Development Details

Amethyst Lane sits within and forms a cul-de-sac which currently has existing buildings consisting a closed day centre within the site.

Amethyst Lane development is proposed to provide a series of 6no. 3-storey (4-bed, 7 person) dwellings as well as 15 . 2-Storey (3-Bed, 5 person) dwellings. To the south of the site is a respite centre containing a set of 5 no. respite suites and 1 Flatlet. The Respite centre also contains a set of amenity spaces too, including lounges, kitchen/ dining area and a sensory room. All dwellings are built for Reading Borough Councils social housing needs.



Figure 1: Proposed Site Plan

1.2 Summary

Hydrock Consultants Ltd have been appointed by Reading Borough Council to provide a utilities report, outlining any existing utility services within close proximity to the proposed site boundary, and to provide status of new connections utility services applications.

In order to retrieve any information regarding the existing utility services near the site, Hydrock took the necessary and responsible steps to receive any reasonable information detailing existing services.

The development, Amethyst Lane has existing gas supplies, & two incoming Low Voltage supplies to two existing buildings.

1.3 Record Information

An enquiry was made to the utility providers to confirm the proximity of any existing services in/ around the proposed site.

Assets confirmed close to site

The following utility companies confirmed they have existing services near too the proposed site boundary:

- ESP Utilities Group
- Neos Networks
- Scottish & Southern Electricity Networks
- SGN
- Zayo Group UK

Assets confirmed not close to site

The following utility companies confirmed they do not have existing services near too the proposed site boundary:

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cadent Gas
Carrington Gas Pipeline	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Abandoned Pipelines)	DIO (MOD Live Pipelines)	E.ON UK CHP Limited
EDF Energy Renewables Ltd	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESSAR
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd	Last Mile
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	Moray East Offshore Windfarm
MUA Group Limited	National Gas Transmission	National Grid Electricity Distribution
National Grid Electricity Transmission	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)

Figure 2: List of Assets not near too site

2. Existing Services

2.1 Electricity – SSEN

Due to the site being previously developed on with two separate buildings used as a day centre, two Low Voltage supplies can be seen entering the site to serve each building. One supply enters the site from the South East corner, crossing Amethyst Lane leading back to Florence Court.

A Second LV supply can be found entering the site on the North West Corner. This supply emanates from a substation in Jenkins Close. This cable is details as being a 95mm Wavecon Cable.

The nearest high voltage cabling can be found within Liebenrood Road, running approximately 70meters parallel to the proposed development.

2.2 Gas – SGN

SGN Infrastructure Network shows there is a 2-inch low pressure (LP) mains gas supply entering Amethyst Lane from Liebenrood Road. This supply terminates at Tamar Court.

There is also a 125mmø LP PE supply pipe entering the west of the proposed site between Amethyst Lane and Jenkins Close, as well as a third mains supply at Jenkins Road which is supplied via a 63mmø LP PE pipe.

These Gas utility connections can be seen on the SGN utilities map in Appendix A

2.3 Gas – ESP Utility Services

ESP Utility Services shows 3 LP gas supplies within a close vicinity to the east-most border of the Amethyst Lane proposed site boundary. These connections are 63mmø LP gas supplies to the neighbouring dwellings at Ashdene Gardens.

These Gas utility connections can be seen on the ESP utilities map in Appendix B

2.4 Water Mains – Thames Water

Amethyst Lane is a site containing existing properties. Previously within the proposed site boundary there were 2 structures, one being a Day Centre, at this time Thames water have not yet provided an existing utilities survey of information, and therefore we are expecting to see 2 mains cold water supplies entering the site from Amethyst Lane.

2.5 Telecoms – Openreach

Openreach network is present on Amethyst Lane to serve the existing dwellings neighbouring the site.

A Site walk shows a Openreach manhole cover to the south of the development within resurfaced tarmac leading to the existing building. Resurfacing works lead back to an Openreach Join manhole cover on Liebenrood Road.

Crossing the road of Amethyst lane 3No Openreach Cable joint manhole covers can be found leading back to Liebenrood Road.

3. Proposed Utility Alterations & Connections

Each building will require the supply of power, water and telecoms.

The following section covers co-ordination of incoming services to the various buildings.

Subject to confirmation from the utilities suppliers, the incoming services strategy will be further defined in the coming stages.

Amethyst Lane is a previously developed site surrounded by dwellings and a 2-storey building.

As there are no available GPRS surveys at this stage, Hydrock have taken the responsible steps to acquire any reasonable information regarding the existing utility services in and around the site.

3.1 Electricity – Scottish and Southern Electricity Networks (SSEN)

SSEN are the incumbent DNO for this service area. Hydrock have submitted a search before you dig requested to identify existing services. Results returned shows no Low Voltage (LV) services within the site boundary, High Voltage (HV) cabling boarder the site on all three accessible sides.

A Formal quotation has been submitted from SSEN for the works, however an initial budget quote sees a HV point of connection on Liebenrood Road, brining HV cabling into a new 500kVA (TBC) substation within the site adjacent the Respite Centre.

SSEN have been contacted with a formal application form under reference number: EZH067

The formal quotation has been submitted on the following allowances:

- Single connection to the Respite Centre of 130kVA, the Respite Centre landlord requirements and Amethyst Lane EVC points,
- Single connection to all house types totalling 80kVA,
- Unmetered supply for adoptable street lighting.

3.2 Water – Thames Water

Thames Water are the incumbent DNO for this service area.

There is an existing mains water supply adjacent to the site, the exact size was unable to be determined at the time of writing this report. The existing incoming main is expected to be sufficient to accommodate the development and proposed site, however this will need to be confirmed.

Thames Water have been contacted for a new mains water supply connection via an application form under reference number: DS6101629 (Amethyst Lane)

3.3 Gas

Hydrock have taken the necessary approach by obtaining any reasonable information regarding any existing utility services in and around the proposed site. Amethyst Lane has existing gas utilities within the site boundaries and due to there being no requirement for gas for the proposed development(s), this existing pipework will need to be purged, stripped back to the site boundary and capped off at the site boundary.

3.4 Telecom (Openreach)

Hydrock shall liaise with Openreach to provide a design compliant with their requirements. Design shall work on the bases of provided a new Fibre to the Premises (FTTP) service to each dwelling.

4. Appendix A

Appendix A Existing Gas Utilities

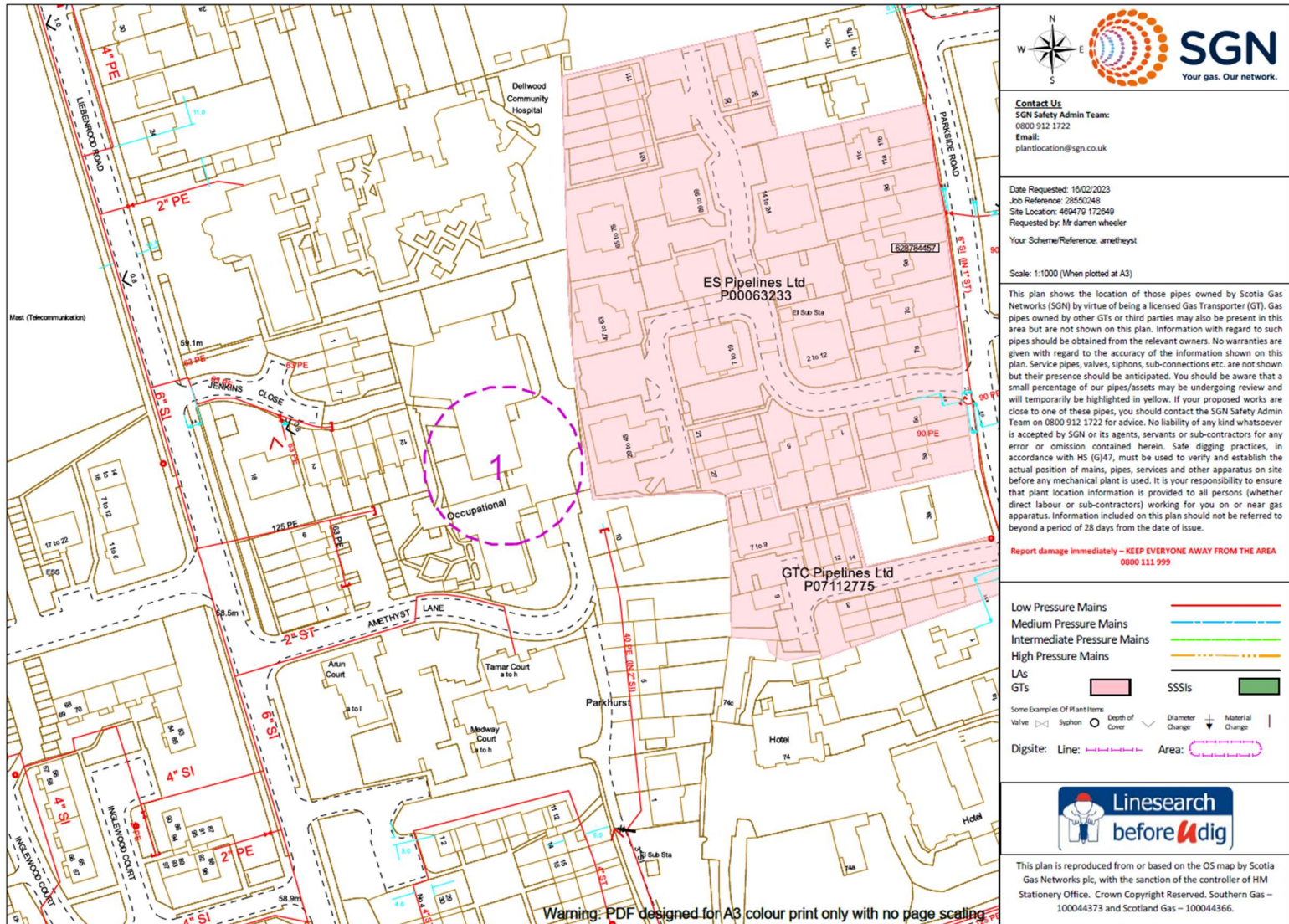


Figure 3: Existing Gas Utilities Map (SGN)

Appendix B Existing Gas Utilities

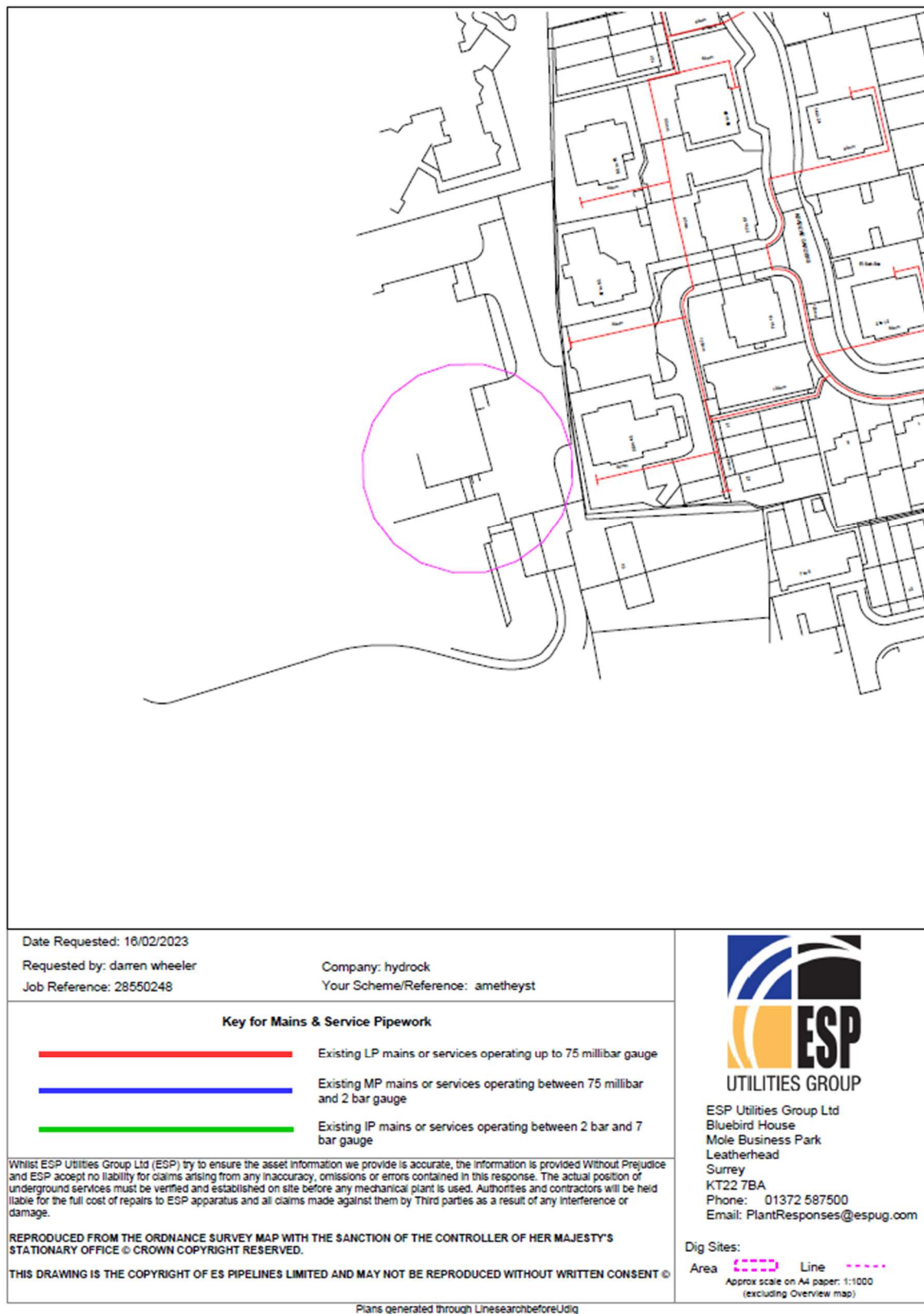


Figure 4: Existing Gas Utilities Map (ESP Utilities Group)

Appendix C Existing Electrical Utilities

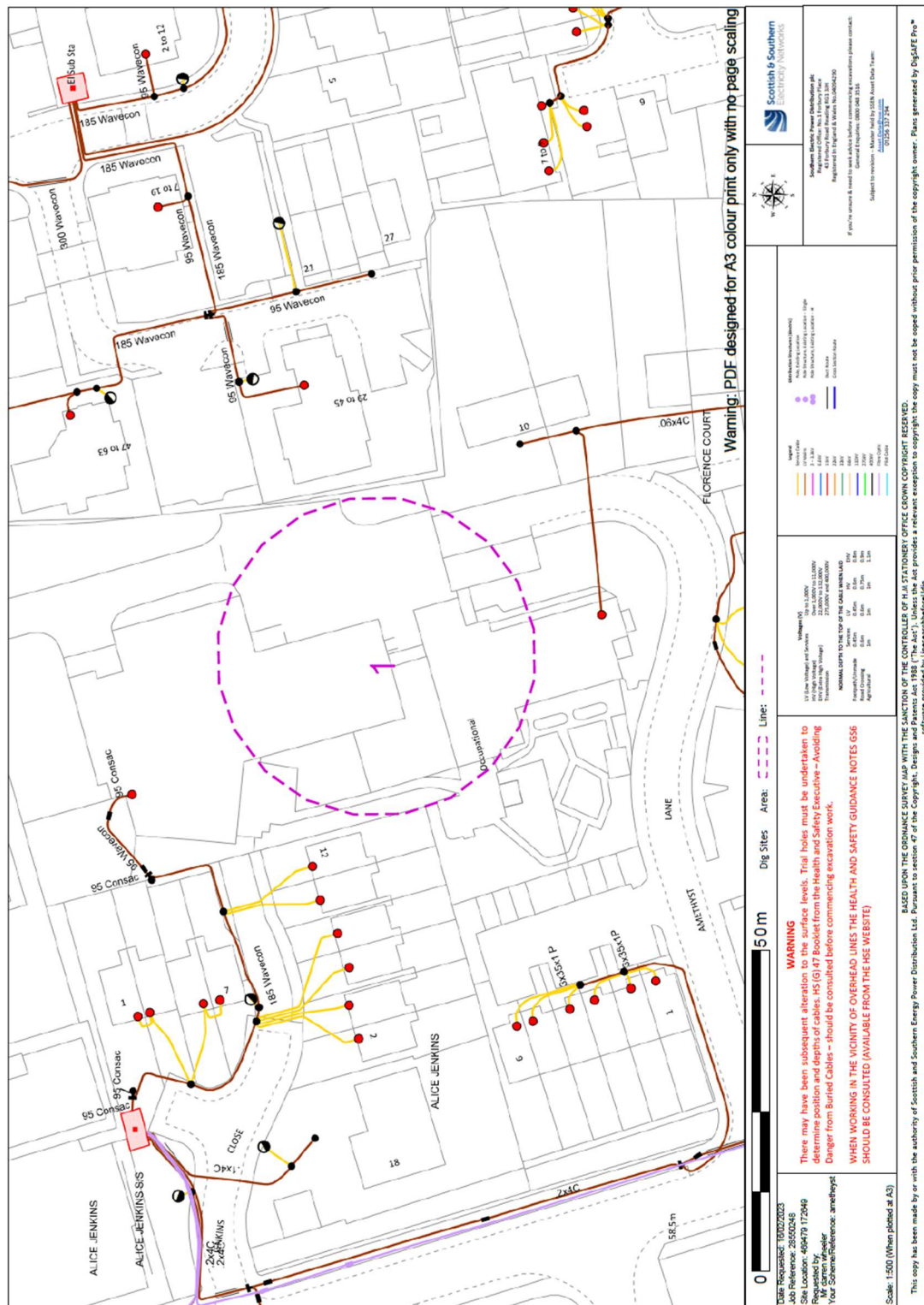


Figure 5: Existing Electrical Utilities Map (Scottish & Southern Electricity Networks)