



Dwyer Road MEP Utilities Report

For Reading Borough Council

Date 24 February 2023

Doc ref 26888-HYD-ZZ-ZZ-RP-ME-0005

Document control sheet

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Client	Reading Borough Council	
Project name	Dwyer Road	
Title	MEP Utilities Report	
Doc ref	26888-HYD-ZZ-ZZ-RP-ME-0005	
Project number	26888	
Status	S3 Suitable for review and comment	
Date	24/02/2023	

Document production record		
Issue number	P01	Name
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Document revision record			
Issue number	Status	Date	Revision details
P01	S3	24/02/2023	For review and comment

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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 Dwyer Road 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

The proposed scheme consists of an apartment block housing 15 dwellings with a small landlord area containing the bin store, plantroom and corridor. Within the centre of the site is an adoptable cul-de-sac style way giving access to the apartment block and 11, 3 and 4 bed houses. The south of the site which is accessed from Dwyer Road is home to 5 larger 4bed dwellings with one of those being a 6bed unit. All dwellings are built for Reading Borough Councils social housing needs.

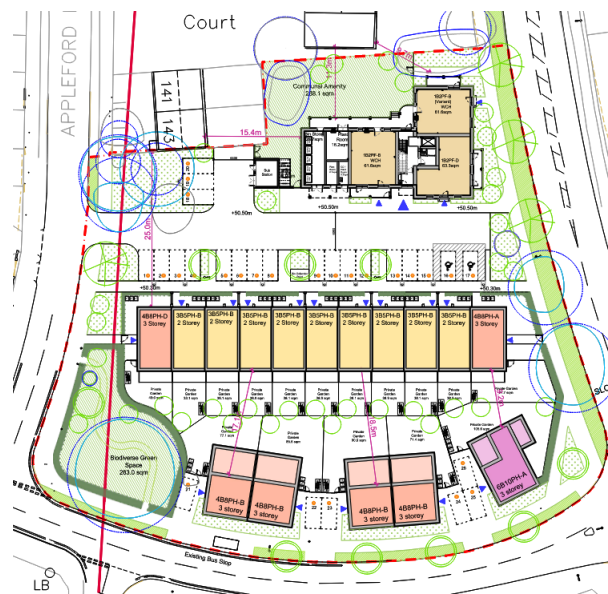


Figure 1: Proposed Site Plan

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 site Dwyer Road has existing gas supplies, & high voltage cabling bordering the site.

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:

- Scottish & Southern Electricity Networks
- SGN

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

The Development at Dwyer Road was previously developed on by number of buildings. These buildings have been demolished and the site cleared. SSEN search information shows that all utilities have been removed from the development as part of these works.

No Low Voltage supplies are found within the site boundary.

11kV High Voltage cabling can be seen boarding the site on Appleford Road, Dwyer Road and Burghfield Road.

2.2 Gas – SGN

SGN Infrastructure Network shows there is a 2-inch low pressure (LP) mains gas supply entering the proposed site Dwyer Road from the north-east side of the site boundary.

There is also a 63mmø LP PE supply pipe which appears to have been stripped back the edge of the site boundary between Dwyer Road and Kestrel Way.

There is a 180mmø PE medium pressure (MP) mains gas pipe running along Burghfield Road adjacent and within close vicinity to the proposed site boundary.

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

2.3 Water Mains – Thames Water

Dwyer Road is a previously developed site which has undergone demolition. at this time Thames water have not yet provided an existing utilities survey of information, despite other utilities appearing to have been stripped back, it is to still be expected that there may be a mains cold water supplies entering the site.

2.4 Telecoms – Openreach

Openreach Manhold covers can be seen in a number of locations surrounding the site, with services running up Appleford Road and Dwyer 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.

Dwyer Road is a previously developed site surrounded by dwellings and a 2-storey apartment 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 Appleford Road, brining HV cabling into a new 500kVA (TBC) substation within the site adjacent Block A and the car park.

SSEN have been contacted with a formal application form under reference number: EZH310

The formal quotation has been submitted on the following allowances:

Single connection to Block A of 140kVA, suppling all dwellings, landlord requirements and a Dwyer Road EVC points,

Single connection to all house types totalling 85kVA,

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 running along Dwyer Road, 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: DS6101930 (Dwyer Road)

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. Dwyer Road 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.