



Logicor Park Reading, Rose Kiln Court

Rose Kiln Court, Reading, RG2 0BY

Utilities Analysis

Prepared by Savills Engineering & Design Consultancy

For Redwood (Light Industrial) Propco Sarl

Document Issue

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Introduction

This report provides a high-level overview of the current utility infrastructure installed at Rose Kiln Court, Reading. The purpose of this assessment is to identify any potential conflicts between the existing services and the proposed site works. The existing structures on the site are scheduled for demolition to make way for three new warehouse units and commentary on service likely to become redundant is also noted.

The report aims to outline any potential issues that may arise and guide further discussions with the relevant utility providers and civils works planned on site, to determine the best course of action in the event of clashes with the site works.

The information presented on this report have been based on the following documents:

- U09090-Rose Kiln Court Report – Issued on 24/01/2023
- U09090-Drawing – Issued on 22-02-2023

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Utilities Analysis

2.1.1 Gas

No utility mains gas pipework is shown to be distributed within the proposed site boundary. However, the main gas feed routed to service the existing building is indicated on the Topographical survey. The gas feed to the existing building will be redundant following the demolition works and can be removed from site.

The main Contractor will need to consult with SGN prior to undertaking any works in close proximity to the existing gas main, to ensure that the works are carried out in agreement with the SGN's processes and regulations.

Figure 1: Existing incoming gas pipework

2.1.2 Domestic Cold Water

The existing cold water main pipework is routed similar to the gas main, on the side of Rose Kiln Lane and it is assumed that it enters the site on the west boundary. The incoming supply extends across the site to service the existing building and is indicated on the Topographical survey. The water feed to the existing building will be redundant following the demolition works and can be removed from site.

Liaison with Thames Water Utilities will be required to determine, the size, flow rate and pressure of the existing incoming main. Once there is a design decision regarding the water supply of each unit, and if this will be undertaken via a single water pump or via individual connections to the Thames Water main pipework, further discussion shall be undertaken to agree upon the route of the new supplies to the new units.

The main Contractor will need to consult with Thames Water prior to undertaking any works in close proximity to the existing water main, to ensure that the works conducted are in agreement with Thames Water's processes and regulations.

Please refer to the extract drawing below for indicative existing main water routes within, and adjacent to the proposed construction site.

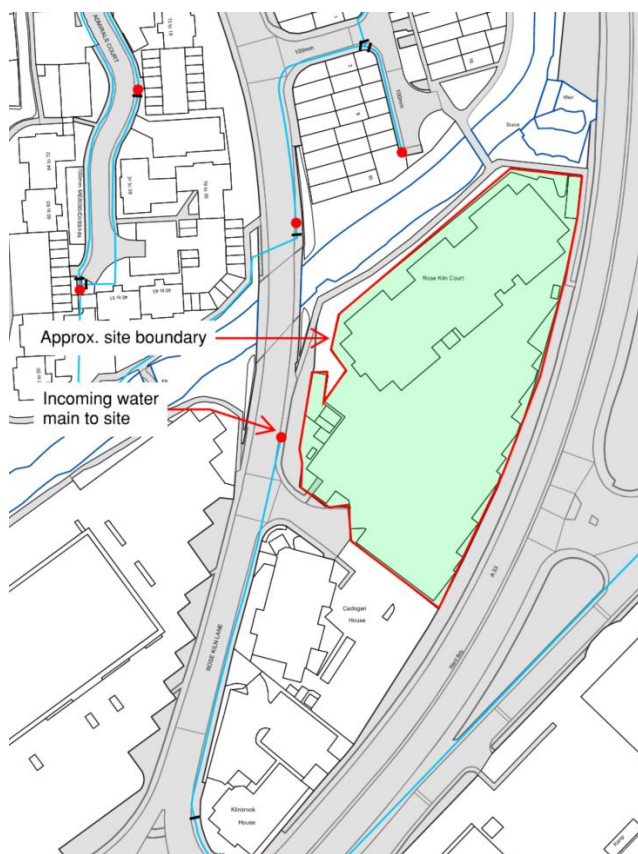


Figure 2: Existing incoming mains cold water

2.1.3 Electrical services

An existing Scottish and Southern Energy (SSE) substation is located within the existing site boundary to service the existing building located on site. The existing substation is fed from a local supply authority HV main located on Rose Kiln Lane.

The position of the Existing substation clashes with the proposed A block units and will therefore need to be demolished and a new substation provided to supply the proposed units. Ideally the new substation shall be located in such a position that the existing HV supply cable to the site can be used to supply the new substation.

There are a number of Low Voltage (LV) supply cables also indicated as being installed running within the site boundary, on the topographical survey. These appear to supply the existing building and associated external power supplies and external lighting circuits. Subject to validation of the LV supply cable loads, it is envisaged that all existing LV cabling within site boundary can be isolated and removed from site following demolition.

Consultation and application for new supplies to the proposed units will need to be undertaken with SSE. Initial application for new supplies to the new units has already been submitted.

Extracts of drawing indicating the existing HV cabling route within and adjacent to the proposed construction site is indicated below.

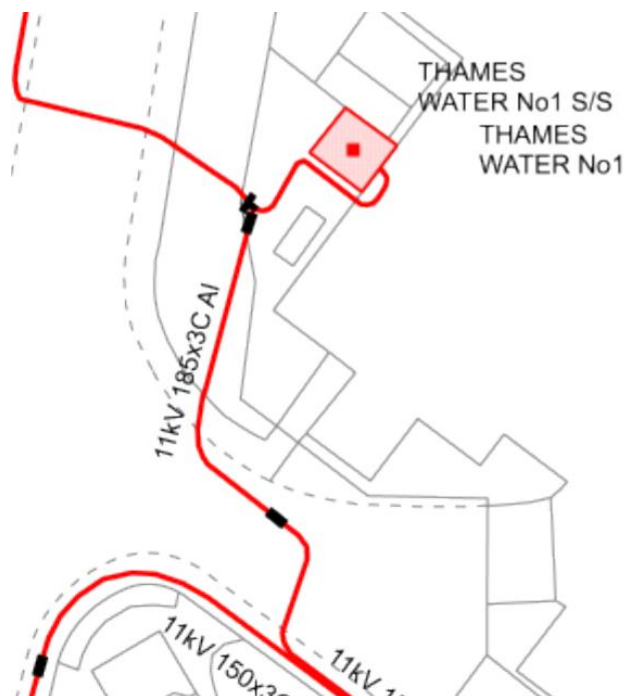


Figure 3: Existing incoming HV supply

2.1.4 Telecoms Utilities.

There are numerous telecoms cables and access ducts indicated as being installed within the existing site boundary. These ducts and telecoms services however only appear to supply the existing building. Subject to validation of the areas serviced via the telecom cabling and ducts, it is envisaged that all existing telecoms cabling within site boundary can be decommissioned and removed from site following demolition.

Further liaison with BT Open reach will be required to determine the existing services usage, and to develop the proposed infrastructure required to service the new units.

Extracts of drawings indicating key existing cabling routes within, and adjacent to the proposed construction site are indicated below.

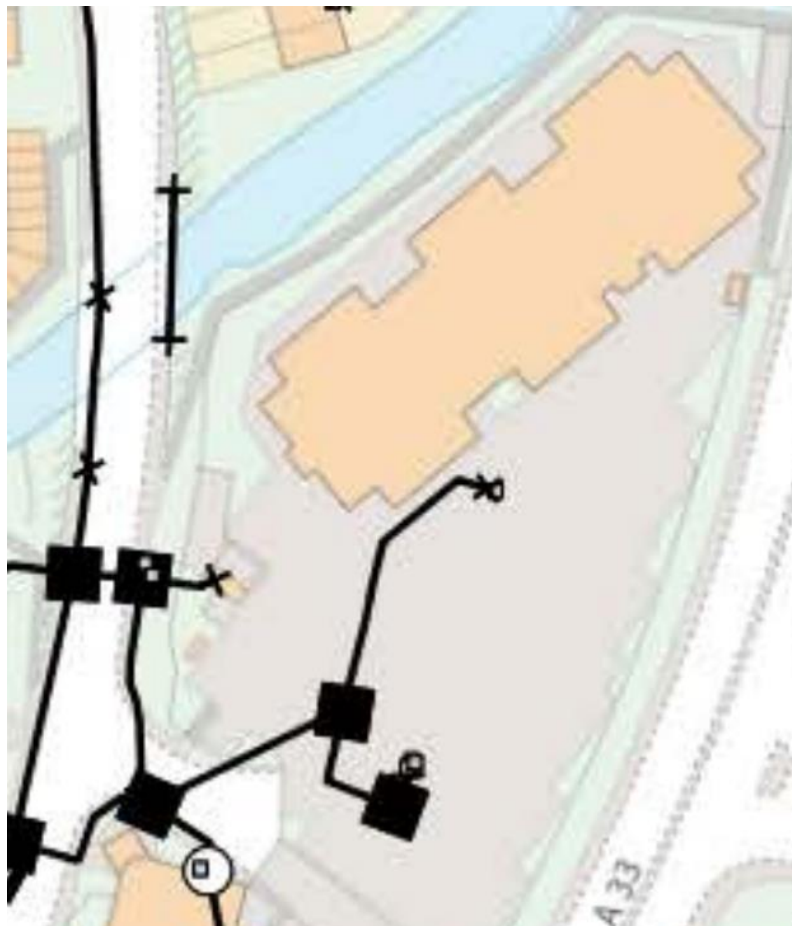


Figure 4: Existing Telecoms services

2.2 Existing site services

Before the construction of the new units at Rose Kiln Court can commence, it is essential to address the existing underground services that run beneath the proposed site layout. An underground utilities survey has identified a mixture of services, including drainage, comms, and several unidentified/assumed services.

These services are split into two categories: those that are locally generated on-site (e.g. heating, cooling, domestic water, power), and those that are directly connected to the mains (e.g. incoming water, incoming gas, drainage, power, and comms).

The services that are locally generated on-site will need to be isolated and entirely removed from the site before any construction works can begin. In contrast, for those that are directly connected to the mains, the main Contractor will need to communicate with relevant authorities to obtain necessary permits and consents before any work is carried out. This may involve liaising with local councils, utility providers, and other stakeholders to ensure approvals are obtained efficiently.

The diversion or removal works will require careful planning and coordination with relevant authorities and service providers to ensure that the work is conducted safely with minimal disruption to the surrounding area. The impact of these works on local businesses and residents will be carefully considered, and appropriate measures will be put in place to mitigate any potential inconvenience.

The drawing below has been provided as an indicative layout, depicting the existing underground utilities and the proposed

The existing underground services drawing below provides an indicative outline of the utilities that run underneath the proposed construction site.



Figure 5: Existing underground services



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