

HCC Property Services

Mechanical, Electrical and Public Health Engineering Services

Stage D Utilities Statement for Planning

February 2023

Issue 1

**Mechanical, Electrical and Public Health Services Stage D Utilities
Statement for Planning**

Document:	Mechanical, Electrical and Public Health Engineering Services Stage D Utilities Statement for Planning
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Date:	February 2023
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Revision History			
Issue number	Description	Author(s)	Date
1	Initial issue	BH/KK/NB	Feb 23

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Combined M&E External Services drawing - E05076-HCC-00-00-DR-ME-8100

24.1 Executive Summary

This Utilities Statement has been developed to assist the planning application stage to demonstrate how the planning requirements associated with new and proposed utilities have been addressed at the Hexham Road development.



Consultation has taken place with the statutory undertakers on the availability of utility services including mains water, foul drainage and the initial investigations have confirmed that the proposed development can be accommodated within the local services infrastructure without undermining services to the wider community.

The utility proposal for electricity and communications, incorporates any utility company requirements for substations, telecommunications equipment, or similar structures.

The new development will be constructed on the former Willows care home site formally at 2 Hexham Rd, Reading RG2 7UG, and the Archaeological Heritage Statement confirms that the site does not contain nor form a part of any designated heritage asset or known

archaeological remains. Please refer to Hexham Road *Archaeological Heritage Statement* Report.

Please refer to “*Hexham Road Landscape Principle*” for further details of the planting and existing and proposed trees strategy.

Surface water run-off and foul drainage system has been designed in accordance with national guidance on sustainable drainage systems. For full details on below ground drainage and surface water drainage please refer to a separate “*Flood Risk Assessment and Drainage Strategy Report*”.

24.2 Planning Requirements

24.2.1 Guidance

Reading Borough Council Planning Policy Guidance on Utilities requirements states:

Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal systems.

Two planning issues arise;

- *whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development*
- *whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.*

Utilities statements should demonstrate:

- *that the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community.*
- *that proposals incorporate any utility company requirements for substations, telecommunications equipment, or similar structures.*
- *that service routes have been planned to avoid as far as possible the potential for damage to archaeological remains, retained trees and avoid being routed through the location of proposed trees.*
- *That surface water run-off has been minimised, that the drainage system is sustainable and has been designed in accordance with national guidance on sustainable drainage systems (see SuDS above).*

Policy EN15: Pollution and Water Resources Policy EN18: Flooding

This map shows the Tanfield area, including residential streets and building footprints. A proposed water main alignment is indicated by a blue line with red dots at key locations. The alignment runs horizontally across the middle of the map, passing through the Tanfield area. Key labels include 'Tanfield', 'LB', 'TCB', 'Ppsts', '52.8m', 'MORPE', 'El Sub Sta', 'Bede Walk', and various house numbers. The alignment is shown crossing several streets and passing near various buildings.

24.3.2 Proposed water supply

The proposal is to provide a new metered potable water and firefighting connection from the existing/upgraded mains Thames Water infrastructure to supply new multistorey development.

The new development and associated works have been planned and designed as such to not cause any impact to the existing mains water pipework.

The application for new water supplies was made on the 17.06.2021 and it has been confirmed that the existing infrastructure owned by Thames Water is sufficient to accommodate for the new water demands by the new and future development around that area.

Currently the site does have very limited number of trees which are to be removed and new trees are to be planted in new locations. All new services routes will be coordinated with the location for new trees, and these will be considered during the full design and construction stages.

Please refer to a **E05076-HCC-XX-XX-DR-L-7001** "*Hexham Road Landscape General Arrangements*" for further details of the planting strategy as well as external services drawing E05076-HCC-00-00-DR-ME-8100 for indication of proposed domestic water services routes.

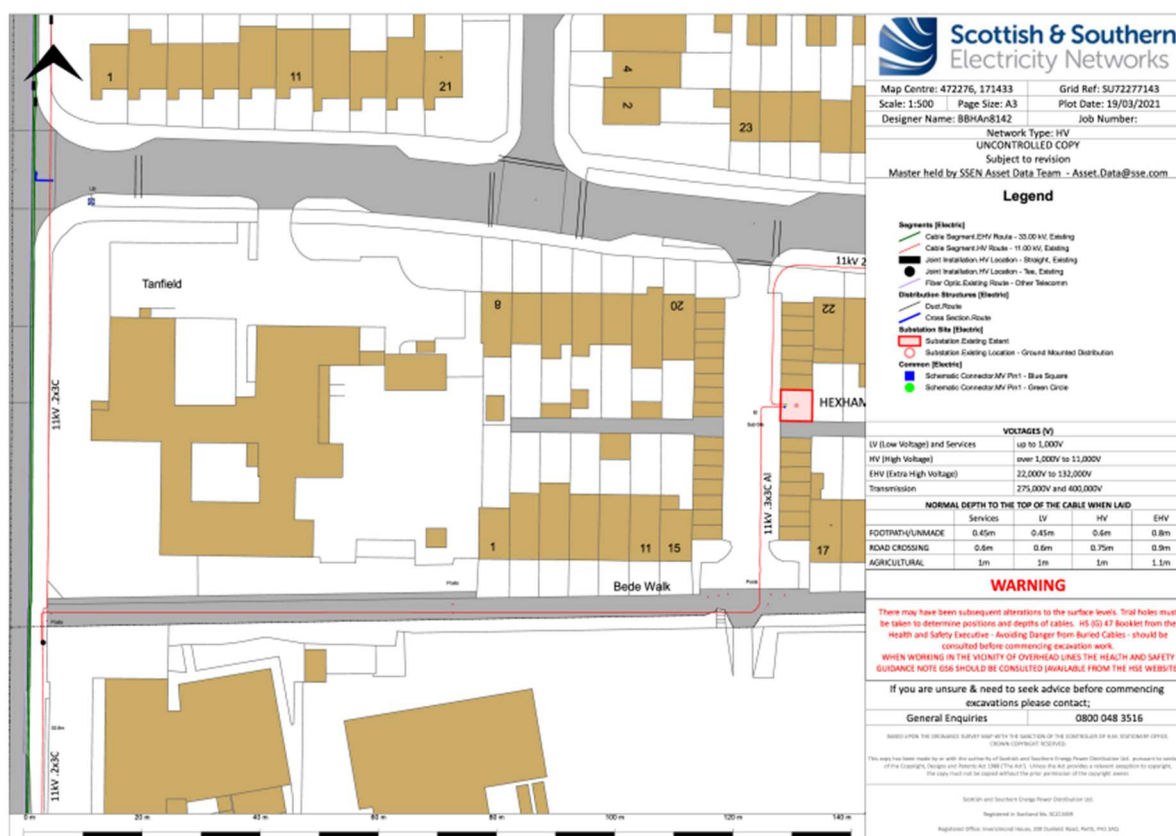
The new services routes and location has been coordinated with the landscape strategy.

24.5 Electricity

24.5.1 Existing electrical supply

There is an existing HV cable routed to the south and north of the site, also a HV cable located slightly further east of the site, it is the HV cable route further east which is the closest to the proposed new sub-station location, which will probably be utilised to serve the site.

There is an existing LV cable routed to the south and west of the site. The site was previously served from a LV cable located to the west of the site.



SSE Asset Location Search HV Electricity Network Map

24.5.2 Proposed electrical supply

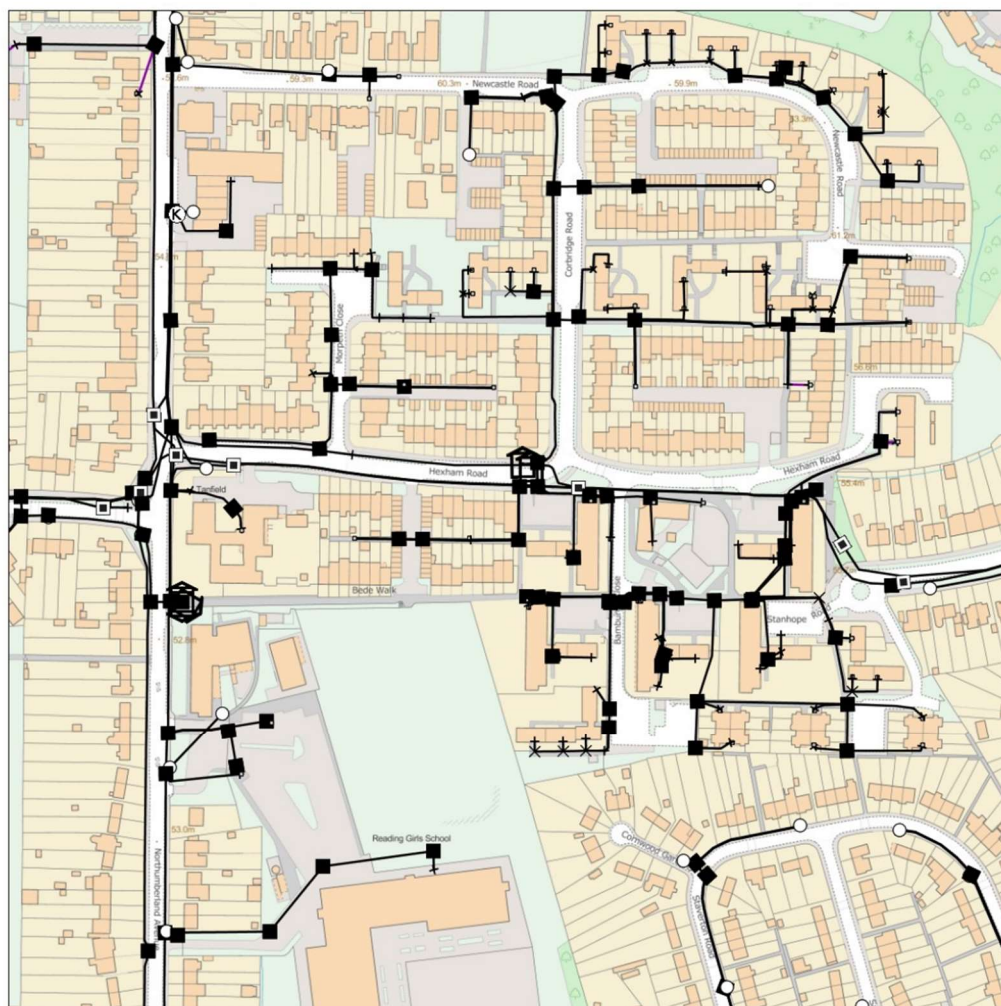
The existing SSE (DNO) HV cable ring will be tapped into before being diverted and extended to the new sub-station location. The new HV cables will be installed to feed the site new substation, that will be located within the carpark area of the site. New LV cables will be derived from the new substation to the new building's intake room/s. These cables will be buried in the ground in compliance with NJUG requirements.

Please refer to External services drawing E05076-HCC-00-00-DR-ME-8100 for indication of new substation and cables routes.

24.6 Telecommunication

24.6.1 Existing services

Currently there are no existing fibre connections to the proposed development site.



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
Pole			Duct Tee		Planned
Box			Building		Inferred
Manhole			Kiosk		Duct
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
	Pending Add	In Place	Pending Remove	Not In Use	
Power Cable					
Power Duct				N/A	

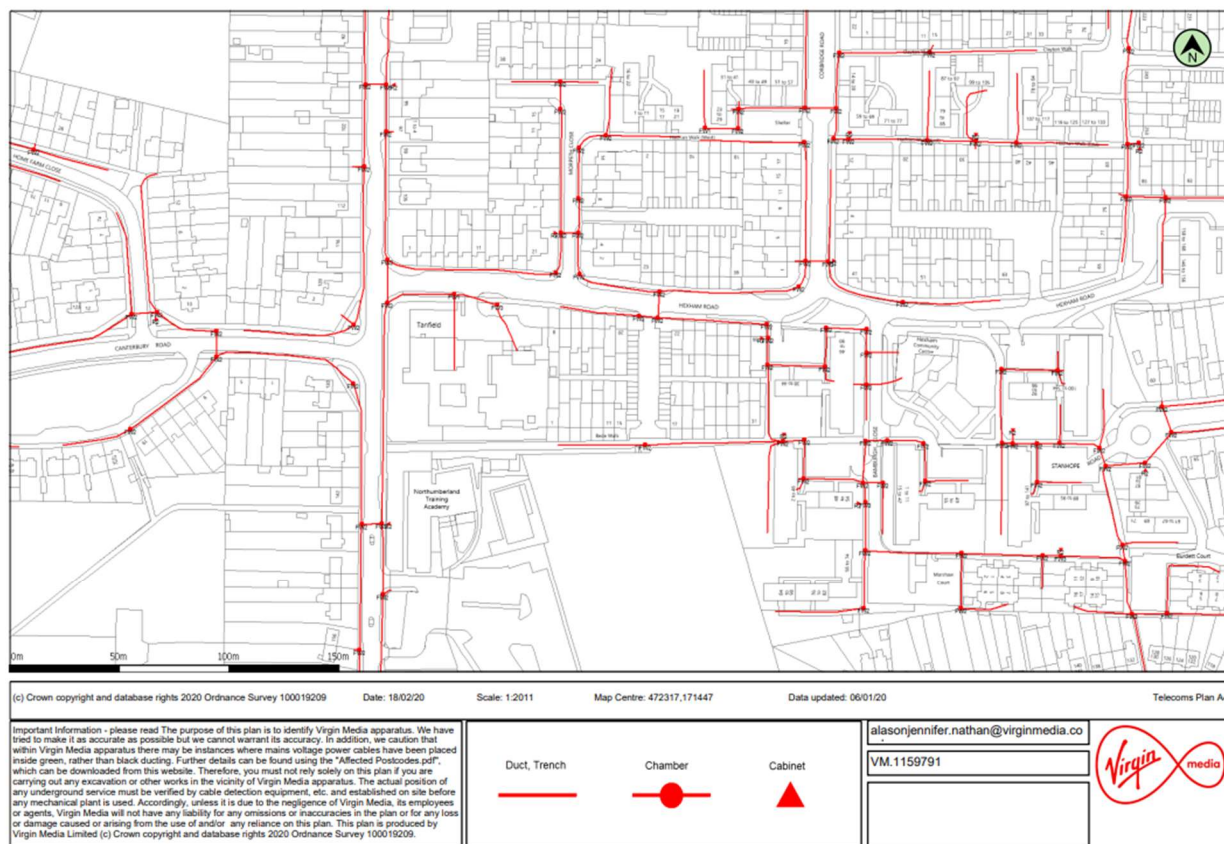
BT Ref : BYO10206F

Map Reference : (centre) SU7237971444

Easting/Northing : (centre) 472379,171444

Issued : 17/02/2020 10:20:32

Openreach Asset Location Search Telecommunication Network Map



Virgin Media Asset Location Search Telecommunication Network Map

24.6.2 Proposed services

A new infrastructure for superfast broadband internet and telecommunication services will be provided for the residential dwelling's areas, landlord areas/ PMLD facility. The new fibre cables for the development will run inside the existing services trench in the pavement then be extended to the new development.

The infrastructure, which is likely to be done by Openreach, who are one of the main installers of fibre cables, will include all the necessary services, starting from a splice/ termination box located within the Bin store before being routed to a further splice /termination box located within a dedicated IT/comms room. Cables will then be routed from this location to all in the residential dwellings, landlord areas and the PMLD facility.

It shall be noted however that the infrastructure will be suitable for any provider of broadband internet and telecommunication services to provide their service to the dwellings.

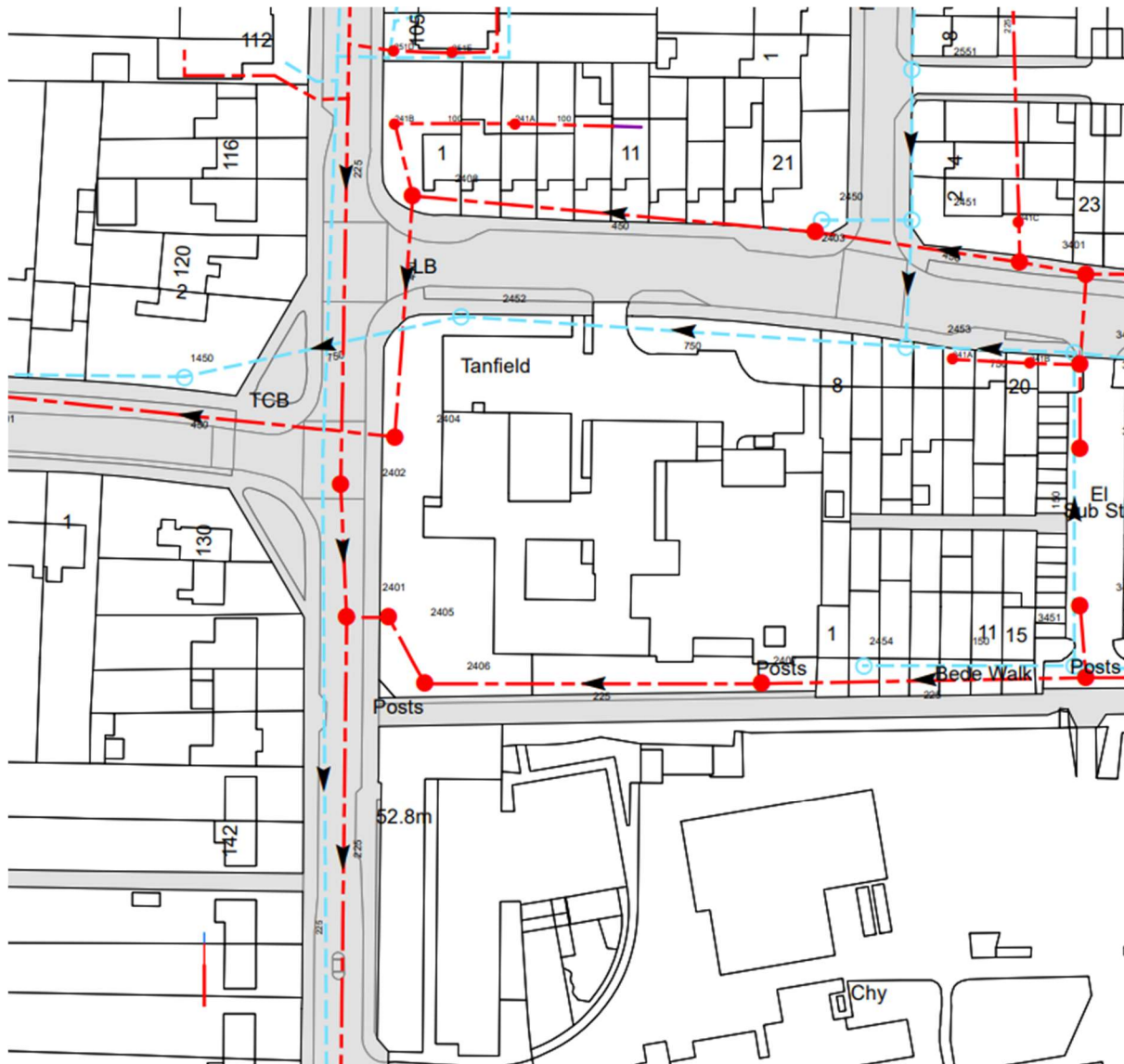
Virgin Media fibre will be provided to the PMLD area for internet and data services.

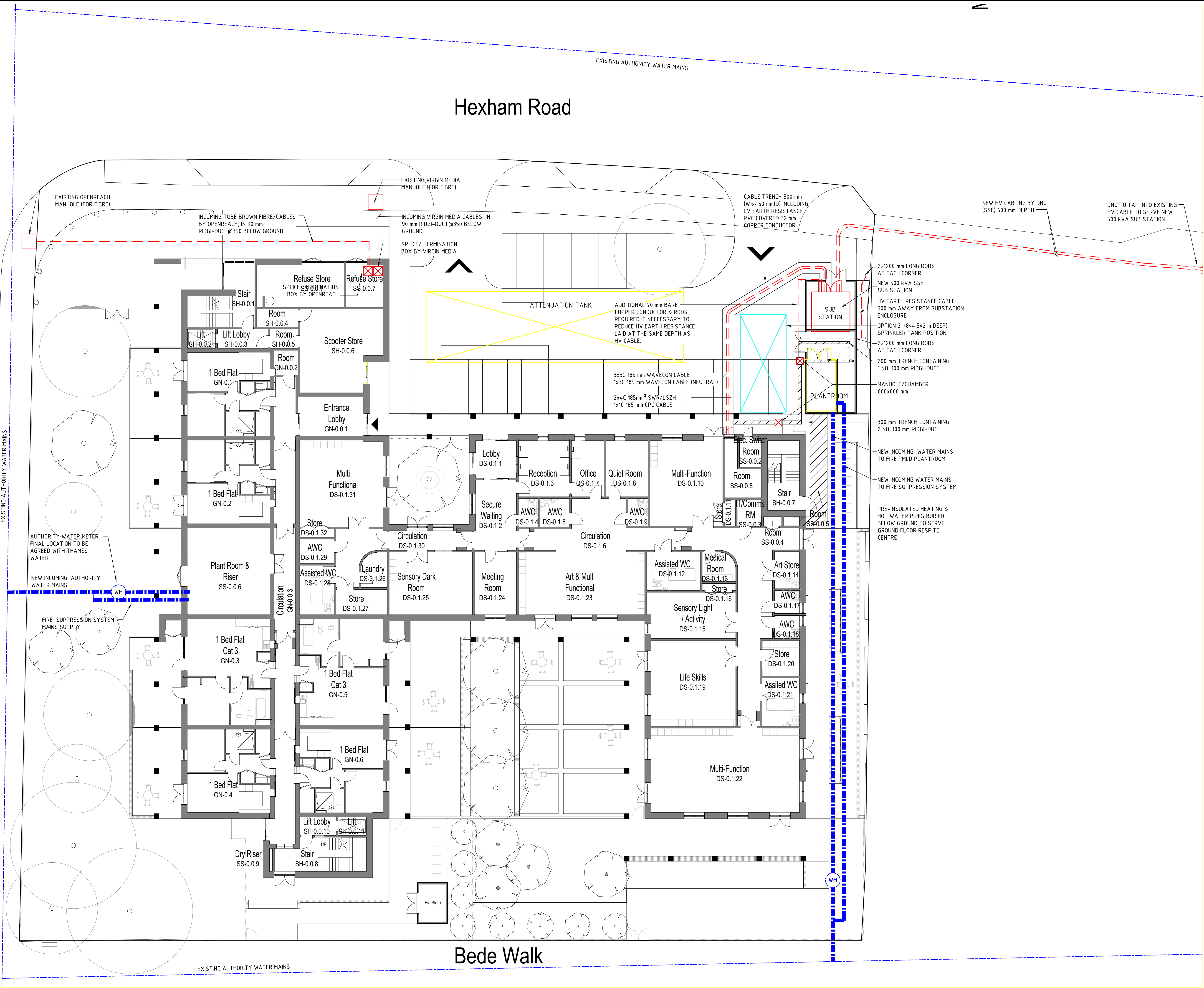
Telecommunication will be provided by Openreach/BT.

24.7 Foul and surface water drainage

For full details on below ground drainage and surface water drainage please refer to a separate Report "*Flood Risk Assessment and Drainage Strategy Report*"

New foul and surface water discharge connections from the proposed development will exit the boundary of the site via a manhole and connect directly to the existing foul and surface water sewers within Hexham Road and Northumberland Avenue.





- General Notes**
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER TENDER & CONTRACT DOCUMENTATION ISSUED FOR THIS PROJECT.
 - DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & SHALL BE CHECKED & VERIFIED ON SITE BEFORE CONSTRUCTION. FOR WALL SETTING OUT DIMENSIONS REFER TO ARCHITECTS DRAWINGS.
 - THE INSTALLATION SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE PROJECT TENDER DRAWINGS, PARTICULAR REQUIREMENTS & STANDARD SPECIFICATIONS 7 THE CURRENT EDITION OF THE WIRING REGULATIONS (BS7671).
 - FINAL POSITION OF ALL EQUIPMENT SHALL BE AGREED ON SITE WITH THE ENGINEER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL CO-ORDINATE THE WORKS WITH ALL OTHER TRADES PRIOR TO COMMENCEMENT.
 - WHERE ANY OF THE EXISTING INSTALLATION DETAILED TO BE RE-USED IS FOUND TO BE OF A DUBIOUS STANDARD, CLARIFYING INSTRUCTIONS SHALL BE SOUGHT FROM THE PROJECT ENGINEER.
 - THE CONTRACTOR SHALL LIAISE & CO-ORDINATE WITH ALL SPECIALIST CONTRACTORS EMPLOYED FOR THE WORKS.
 - ISOLATE, REMOVE & PROTECT ANY SERVICES TO ALLOW DEMOLITION WORKS TO TAKE PLACE IN ACCORDANCE WITH THE SCOPE OF WORKS.
 - ALL ITEMS OF EQUIPMENT TO BE REMOVED & NOT RE-USED, SHALL BE OFFERED TO THE CLIENT'S REPRESENTATIVE & IF NOT REQUIRED, CONFIRMATION FOR THEIR DISPOSAL SHALL BE OBTAINED FROM THE PROJECT ENGINEER.
 - THE CONTRACTOR SHALL ENSURE THE ACOUSTIC INTEGRITY & FIRE RATING OF WALLS & PARTITIONS, IS MAINTAINED WHERE SERVICES ARE REQUIRED TO PASS THROUGH.

Notes:

STAGE D

Rev	Description	Date	By

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PROJECT NAME
HEXHAM ROAD,
READING,
BERKSHIRE

SHEET NAME
MECHANICAL ENGINEERING SERVICES
MECHANICAL AND ELECTRICAL
EXTERNAL UNDERGROUND SERVICES

SCALE
1:150 @ A1

DRAWN CAD **CHKD** KK **APRV**

DRAWING No.
project code - originator - volume - level - type - role - number version
E05076-HCC-00-00-DR-M&E-8100 P2

SUITABILITY
code description