



Project:
Reading - Rivermead Leisure Centre

Document:
Utility Assessment – Issue 2

Client:
Pellikaan Construction Ltd / GLL (Greenwich Leisure Limited)

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TLP Project No:
C7403



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1. INTRODUCTION

This utilities report has been prepared by Thornley & Lumb Partnership on behalf of Pellikaan Construction Ltd to support a planning application for a new 2 storey leisure centre & swimming pool redevelopment on the existing land, adjacent the existing leisure centre.

2. DEVELOPMENT DESCRIPTION

The proposed development consists of a new 2 storey leisure centre facility incorporating, mixed use sports halls, fitness suits, studio classes, wet and dry changing facilities, indoor 25m swimming pool with separate diving pool, spectators seating area and a public café.

The development is located in Reading Borough Council and as such will be subject to local planning Conditions defined by Reading Borough Council



Figure 1 – Existing Site Location

3. AIMS & OBJECTIVES

The development will also make use of, as far as possible, the existing infrastructure (sewerage, water services, road network etc) within the site and adjoining areas in order to minimize the impact on the existing users and the Environment, thus promoting sustainable development.

4. METHODOLOGY

As the site is an existing site servicing of the site is not seen as an issue although information was requested from various statutory providers to confirm where any infrastructure can be found.

5. PRE-DEVELOPMENT ENQUIRIES

Pre-development enquiries were submitted to the following statutory undertakers

Electricity	Scottish & Southern Electricity (SSE)
Gas	Scotia Gas Networks (SGN)
Water	Thames Water (TW)
Telecoms	BT / Virgin

6. EXISTING SITE UTILITIES

Existing Service Drawings can be found in Appendix A at the rear of this report, approximate routes have been identified from the historical recorded information provided by the utilities companies and need to be finally located by CAT Scanning & Hand Digging prior to any works taking place.



See relevant guidance contained in: -

- BS 6031:2009 Code of Practice for Earthworks
- HSG47 – HSE Avoiding Danger from Underground Services
- NJUG 0 Best Practice Guidelines

Electrical Infrastructure

There is an existing substation on the Richfield Avenue Leisure Centre site, a quotation has been provided by SSE (Ref EQZ015/1) for the following: -

Carry out the disconnection of HV connection to existing substation: -

- Install 250m of 150 XLEP cable
- Reconnect the HV Network
- SSE to dismantle overhead span and pole on customer's land and underground LV mains cable and install a new pole off customers land and reconnect the overhead mains cable to the new pole which feeds neighbouring property.

The existing services fouling the footprint of the proposed new development will be diverted & removed prior to commencement on site. Diverted HV cabling to run within common services trench.

Gas Infrastructure

There is an existing gas supply located on site a quote has been provided by SGN (Ref D3719) for the following: -

- Abandon approx. 182m of 180mm PE LP

The existing services fouling the footprint of the proposed new development will be diverted & removed prior to commencement on site.

Developer to connect into existing service & Install new gas main (within common services trench).

Water Infrastructure

The existing water service feeding the site is served from an existing 125mm private distribution main within the site emanating from Richfield Avenue.

Following correspondence with Thames Water, (Ref: DS6075439) who have confirmed, the existing 125mm main has sufficient capacity & shall be utilised to feed the new and existing site simultaneously.

All works associated on site works relating to the existing water services to be carried out by developer.

Fire Hydrant

2 No existing Single Fire Hydrants, identified on the historical asset location search, shall be retained to serve the new site; these are located within the existing / retained car park.

See Appendix A

Openreach Infrastructure

The existing BT Service will be disconnected prior to commencement.

7. DIVERSIONARY WORKS

There are several utility diversions associated with the site as identified above and recorded on TLP Drawing No: C7403-TLP-RM-00-DR-ME-901 B

All the required disconnection works will be captured via the above diversions / disconnection's quotations supplied by the utility providers.



8. PROPOSED SITE UTILITIES

Electrical Infrastructure

A Budget quotation has been provided by SSE (Ref ERE324) which allows for a new 500 kVa Substation to serve the development with LV Supplies to the following: -

- New Leisure Centre – 280kVa

SSE Budget costs are based on the following: -

- SSE to install a 500kVa unit substation to be looped in and out of the existing 11kV network via 2x 150 XLPE cables.
- SSE to install 300mm LV wavecon cable to meter position, CT chamber and 600A cut-out.
- All on site excavations and reinstatements by customer.

Gas Infrastructure

A quotation has been provided by SGN (Ref 2047191) which allows for new LP gas supplies to serve the development with connections for the following: -

- New Leisure Centre – 900 KWH

SGN costs are based on the following: -

- SGN to connect to the existing 250mm PE LP main in the verge in Richfield Avenue
- install a new valved PE LP service across the public verge/footpath, entering the site.
- Terminate externally in a Kingsley no.6 free-standing kiosk with a flanged 80mm valve.
- No meter(s) or meter works are included in this quote.
- SGN to supply & fit 1x No.6 free standing kiosk and concrete base.
- SGN will provide all excavation and reinstatement of the trenches.

The Gas meters will be located at the boundary of the site house within a suitable weatherproof enclosure.

Water Infrastructure

Thames water have confirmed there is enough capacity for the existing leisure centre and to supply the new 4,300m² leisure centre requiring a flow of 30,000lts /30m³ per day.

Developer to connect into existing 125mm private distribution main on site to feed new leisure centre.

The Water meter will be located below ground within the boundary of the site. Final location TBA.

New Fire Hydrant

None Required at this time subject to scheme agreement and Building Control Approval.

NB: 2No existing Single Fire Hydrants to within the existing car park to serve the new site.

Openreach Infrastructure

On behalf of the client TLP shall liaise with the telecoms operators to arrange new incoming lines via Openreach's Network serve the new development fed from the existing highway infrastructure.

The site has been registered with Openreach and A quotation is awaited for the new connection.

- Openreach New Sites Ref: RG/00G

The proposed new utilities connections are detailed on TLP Drawing No: C7403-TLP-RM-00-DR-ME-902



9. CONCLUSIONS

It is considered from the above investigations that the necessary services can be provided for the above proposed new leisure centre development.

10. APPENDICES

APP A1 - C7403-TLP-RM-00-DR-ME-902

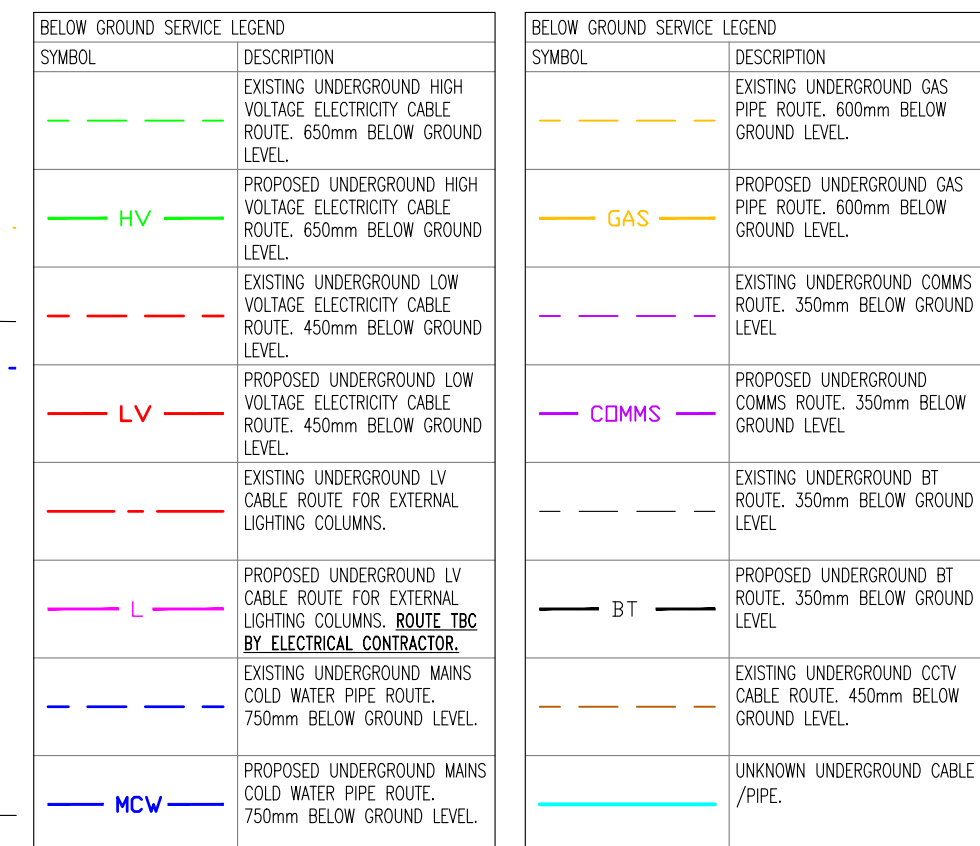
APP A2 - SSE Electricity (ELEC)

APP A3 – SGN (GAS)

APP A4 – Thames Water (WATER)

APP A5 – Fire Hydrant Locations - Thames Water

APP A6 – BT (TELECOMS)



Project	Originator	Volume	Level	Type	Role	Number	Rev
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Golf Driving Range

Rivermead Leisure Centre

RICHFIELD AVE.
LEISURE CENTRE S/S

HOLIDAY
INN EXPRESS

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	services	l.v.	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.60m	0.80m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m
AGRICULTURAL	1.00m	1.00m	1.00m	1.10m
l.v./services	– up to 1000V.			
h.v.	– over 1000V. to 11,000V.			
e.h.v.	– 22,000V. to 132,000V.			

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work. (available from the HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED. (AVAILABLE FROM THE HSE)

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Scottish & Southern
Electricity Networks

If you are unsure & need to seek advice before commencing excavations please contact
READING

01189-126500

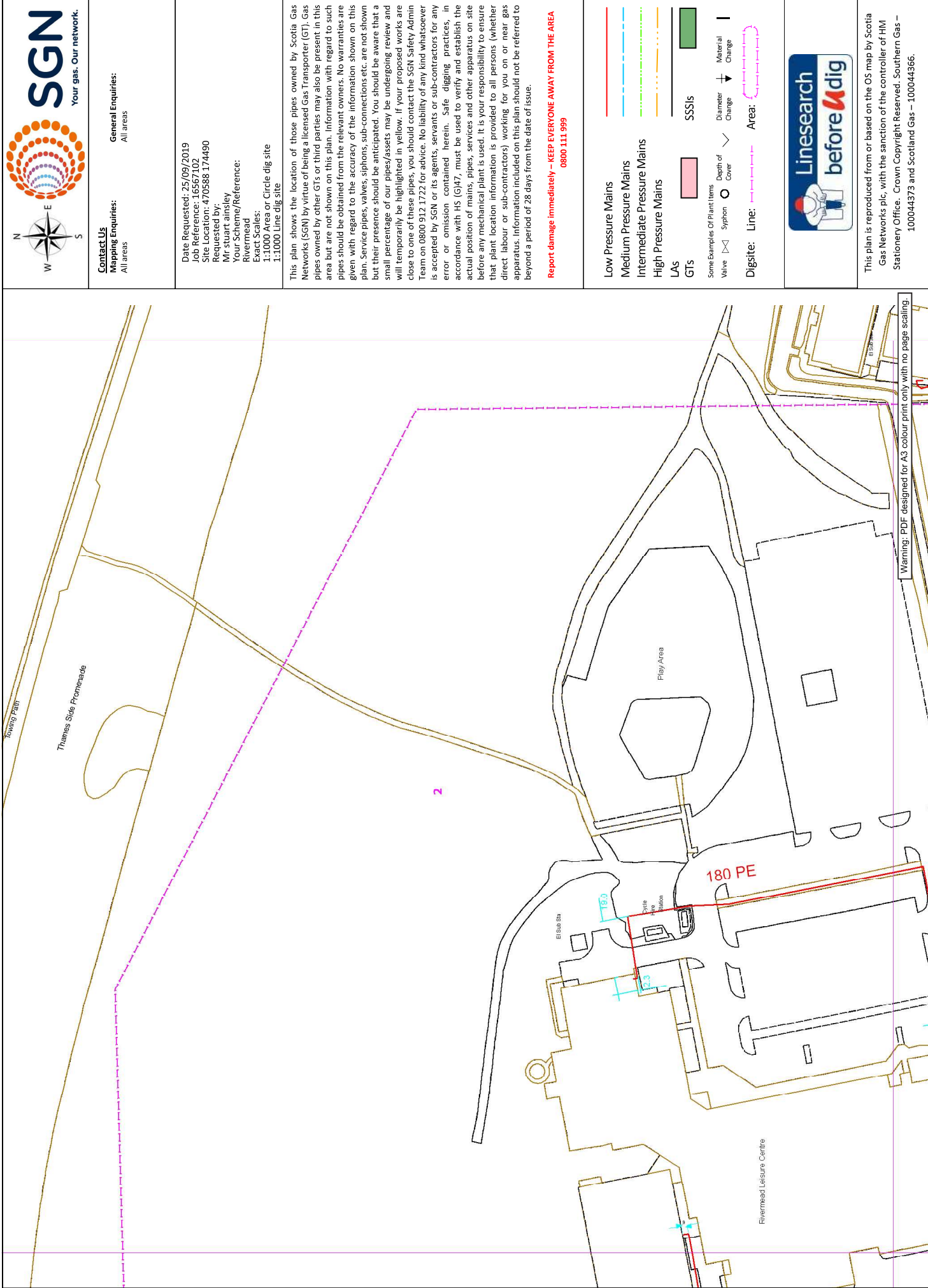
H.V. MAINS RECORD

Grid Ref: SU70607451

Scale: 1:1250

Date: 05/03/2019

MSS334713





SGN
Your gas. Our network.

Contact Us
Mapping Enquiries:

All areas

General Enquiries:

All areas

Date Requested: 25/09/2019
Job Reference: 16567102
Site Location: 470588 174490
Requested by:
Mr Stuart Ainsley
Your Scheme/Reference:
Rivermead
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scottish Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G47), must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAS

GTs

SSSIs

Some Examples Of Plant Items

Valve

Siphon

Depth of Cover

Diameter Change

Material Change

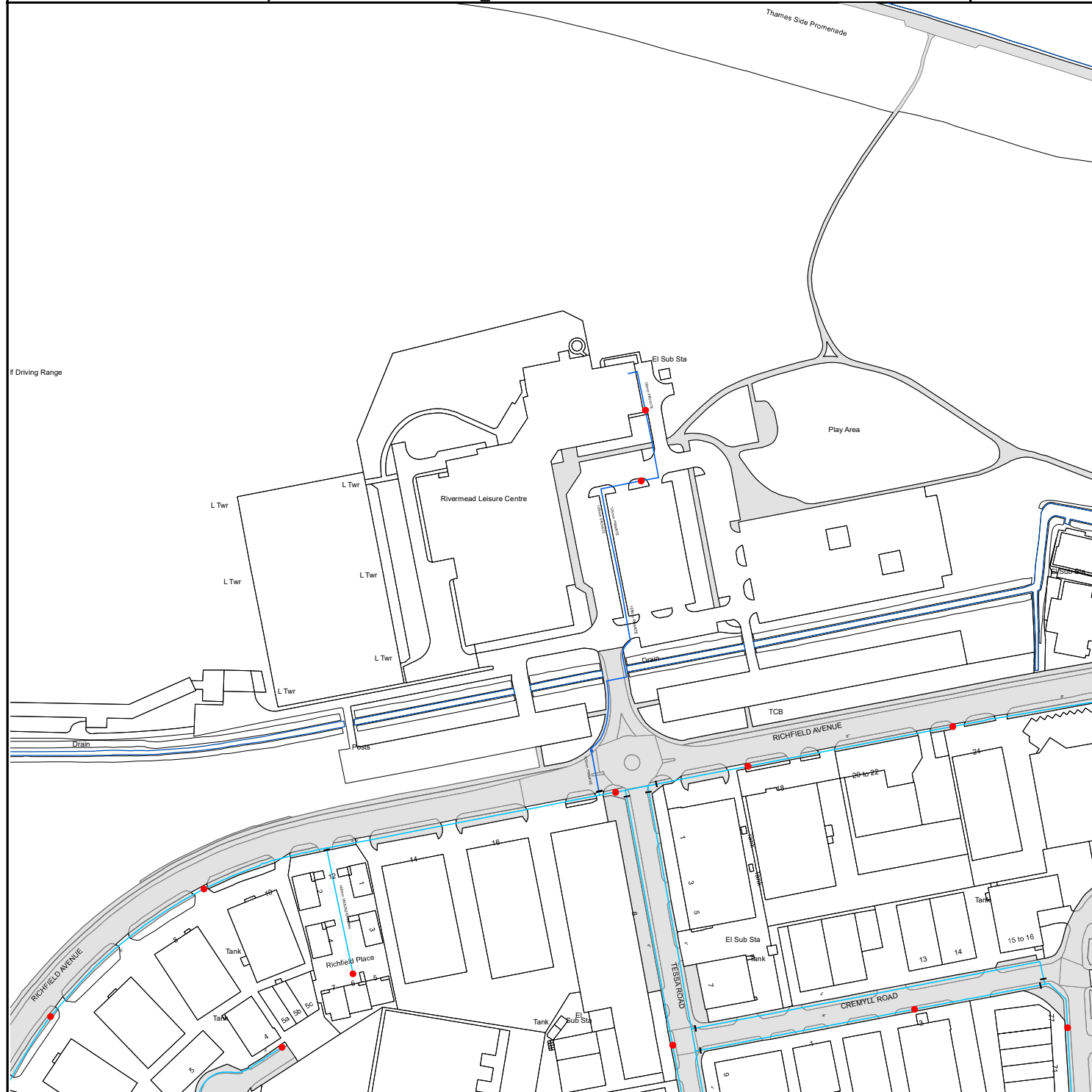
Digsite:

Line:

Area:



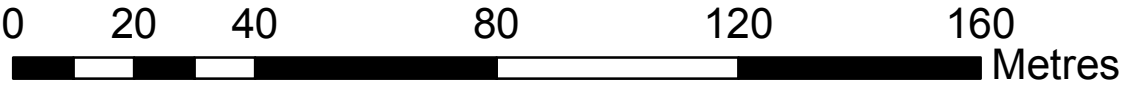
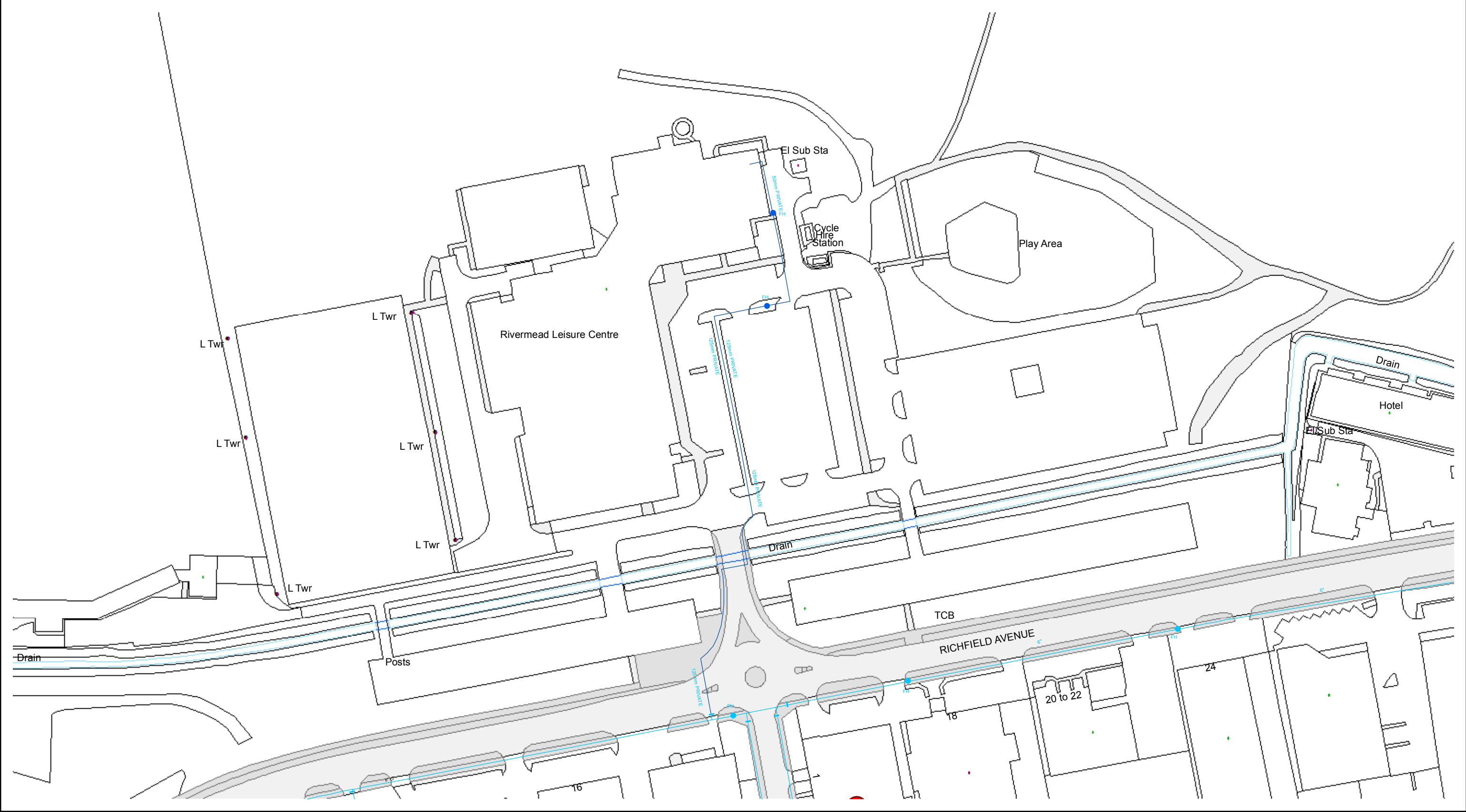
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The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 470634, 174509.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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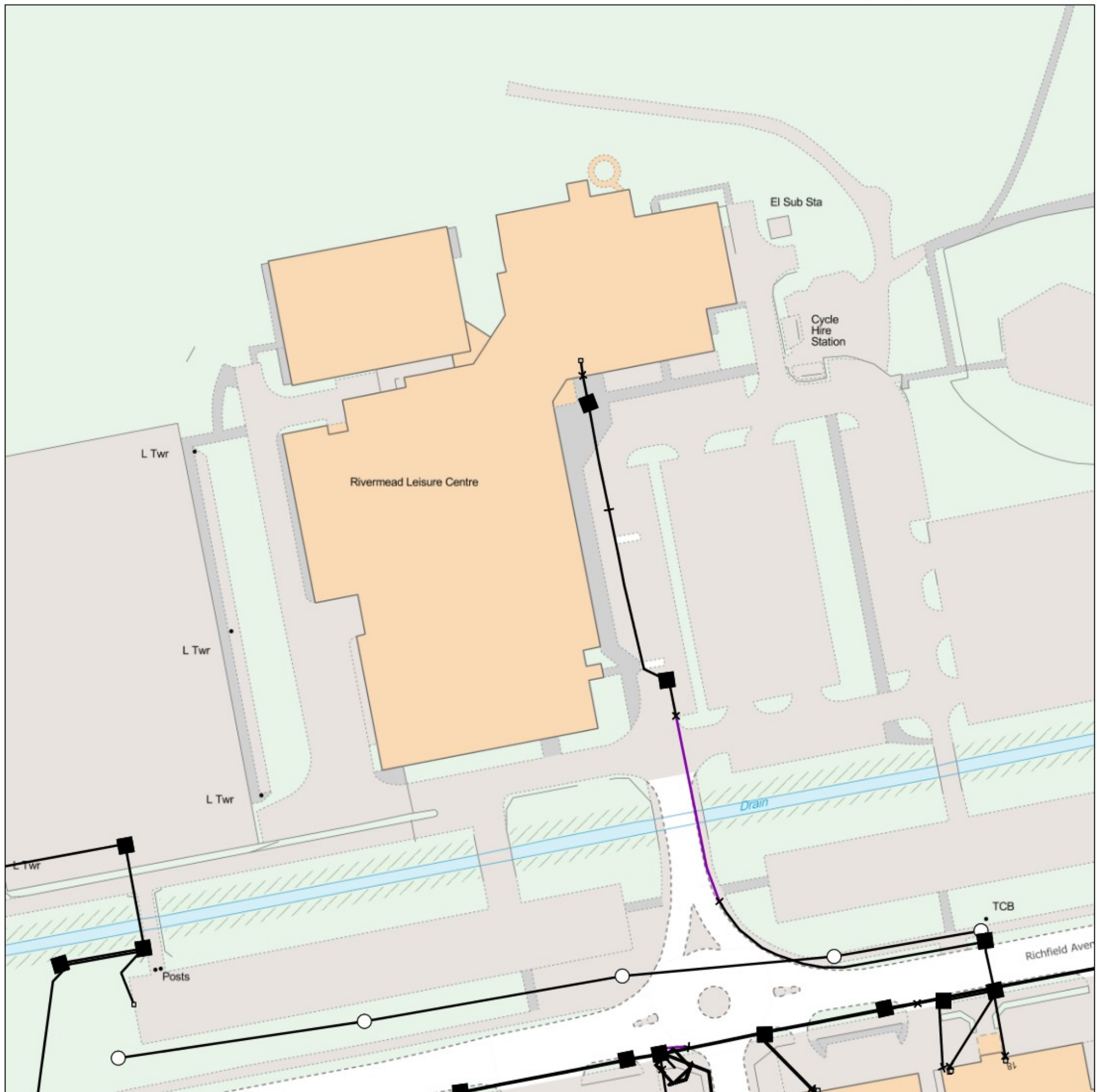


The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.

Printed At (A3) :1:1250
Printed By :D1SINCLAI
Print Date :21/04/2020
Map Centered On :470662,174505
Grid Reference :SU7074



Maps by email Plant Information Reply



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.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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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 : TAM09444S

Map Reference : (centre) SU70632745 14

Easting/Northing : (centre) 470632,1745 14

Issued : 04/03/2019 09:48:47

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk