



ROLTON GROUP
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18-0503 MEP1

MECHANICAL & ELECTRICAL BUILDING SERVICES
PUBLIC UTILITY SUPPLIES STATEMENT REPORT

FOR

THE ORACLE, READING – HOUSE OF FRASER (HOF) RECONFIGURATION

REV S2-P05



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REVISION

Versions	Date	Reason for issue
S2-P01	05.09.18	For comment/approval.
S2-P02	14.09.18	Updated in line with latest Architects General Arrangement (GA) layouts. Natural gas removed from the commercial office spaces across all options.
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1.0 INTRODUCTION

Rolton Group have been employed to prepare a Public Utility Supplies Statement Report to support the current project, relating to the proposed reconfiguration of the existing House of Fraser (HOF) retail store at The Oracle, Reading (Oracle).

The HOF unit is located at the South West of The Oracle, refer to Figure 1 & 2.

The proposed redevelopment of the unit requires subdivision to create new Food and Beverage (F&B), leisure and retail spaces, as well as landlord Back-of-House (BoH) and remote stores. The proposed units and intended tenancy types are listed below:

The existing HOF unit will be reconfigured into multiple tenant units to accommodate alternative inward tenants, with the provision of new Mechanical and Electrical (MEP) building services to each new unit on the basis of a shell only.

The proposed units and intended tenancy types are listed below:

- Unit R25 Leisure: Use Class D2.
- Unit R24 Leisure: Use Class D2.
- Unit R23 Retail: Use Class A1/A3.
- Unit R22 Retail: Use Class A1/A3/A4.
- Unit L43 Retail: Use Class A1.
- Unit U48 Retail: Use Class A1.
- Landlord BoH: circulation, remote stores and good lifts.

A search of public utility supplies/records has been undertaken to determine public utility assets that exist on or near the development site and to determine any impact of overhead/buried services on the development.

The above have been issued to the design/client team.

The existing public utility supplies considered within this document are surface water drainage, foul water drainage, clean water, natural gas, electricity and telecommunications. The suppliers of these utilities have been contacted to provide information on the site and the details of our findings are given in this document.

Anticipated MEP services loadings have been calculated using the relevant industry standards, benchmarking data and guidance.

High level commentary is also provided with respect to sprinklers.



Figure 1 - The Oracle Shopping Centre, Reading – Aerial Plan¹

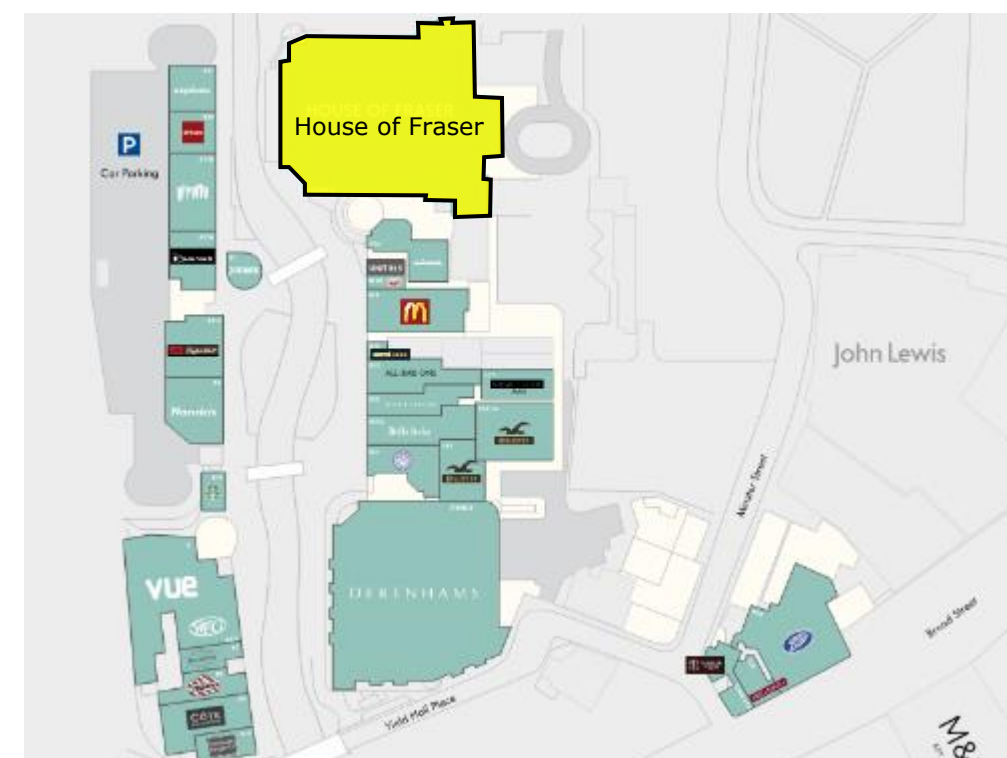


Figure 2 – HOF Unit Location Plan²

¹ Google® Maps 27th August 2018

² Oracle Centre Map (Ref: <https://www.theoracle.com/visitor-info/centre-map>)

2.0 PUBLIC UTILITY SUPPLIES - EXISTING

The existing public utility supplies infrastructure information has been acquired from the various public utility supply providers and analysed to determine any potential impacts on the proposed development.

The following information is based on the record documents kept by each of the public utility supply providers contacted.

As such Rolton Group Ltd cannot guarantee the accuracy of this information and the information used is assumed to be the latest version(s) held by the public utility supply providers at the time of writing this report.

The utilities infrastructure drawings and correspondence can be made available on request.

2.1 SURFACE WATER INFRASTRUCTURE

Thames Water (TW) maintain the surface water infrastructure in the area.

Correspondence with TW dated 23rd July 2018 provided information on existing surface water infrastructure in the vicinity of the proposed development site.

The relevant information is shown in Figure 3. The full document can be made available on request. Surface water infrastructure is shown in blue.

According to the drawings received from TW there is no surface water infrastructure located within the site demise.

Surface water infrastructure enters the shopping centre from the North Easterly region on Yield Hall Place, moving across the site towards Bridge Street. Potential points of connection would be to neighbouring units or a new route from Gunn Street.

The surface water infrastructure present is a potential point of connection.

2.2 FOUL WATER INFRASTRUCTURE

TW maintain the foul water infrastructure in the area.

Correspondence with TW dated 23rd July 2018 provided information on existing foul water infrastructure in the vicinity of the proposed development site.

The relevant information is shown in Figure 3. The full document can be made available on request. Foul water infrastructure is shown in red.

According to the drawings received from TW there is foul water infrastructure located underneath Bridge Street facade. Foul water infrastructure enters the shopping centre from the South Western point from Bridge Street, following the river's edge up to the South Eastern region.

Foul water infrastructure also runs along Bridge Street, providing potential points of connection.

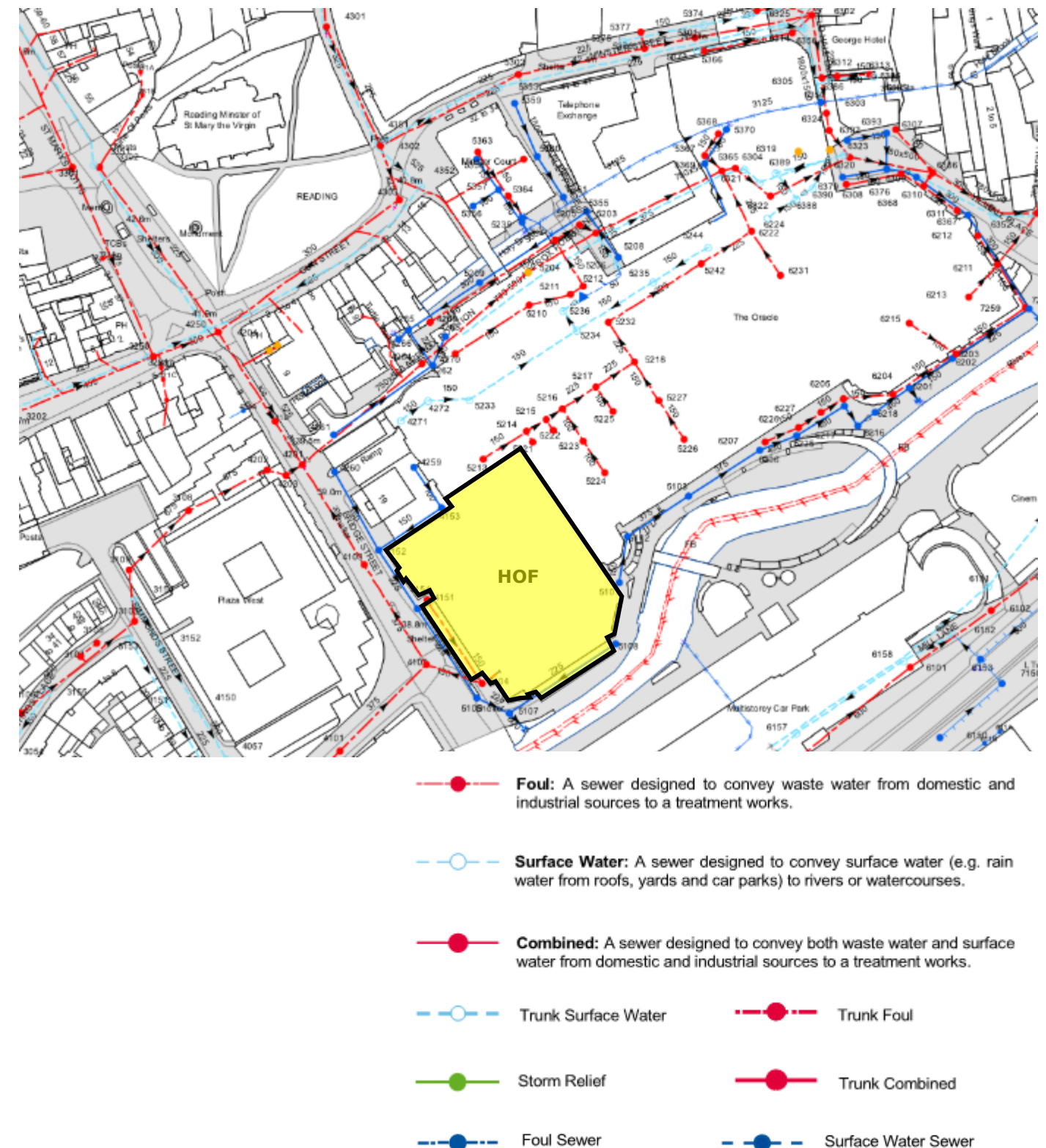


Figure 3 – Thames Water Asset Location Search Sewer Map (Ref: ALS/ALS Standard/2018_3840876)

2.3 CLEAN WATER

TW maintain the clean water infrastructure in the area.

Correspondence with TW dated 23rd July 2018 provided information on existing clean water infrastructure in the vicinity of the proposed development site.

The relevant information is shown in Figure 4. The full document can be made available on request.

According to the drawings received from TW there is no clean water infrastructure located within the site demise with the exception of the incoming main as indicated in Figure 4.

The nearest clean water infrastructure is located from the South Westerly through to the North Westerly region of the site, via Bridge Street, which enters into a loading unit next to the HOF unit, providing a potential point of connection.

From a current survey, a point of connection is located within an existing gas meter cupboard to the Bridge Street elevation.

The site survey conducted on 28th August 2018 also found that there is an existing cold water booster set. This is located in the sprinkler pump room. Information from the centre indicates that there is spare capacity on the booster set which could be utilised for potential new connections.

This approach is less favourable as it will result in further sub-metering with the TW account being paid by the client and the client then having to recover costs from each tenant.

However, the client has instructed the mains cold water to be supplied with separate metred supplies from the TW local network rather than utilising the landlord mains cold water supply.

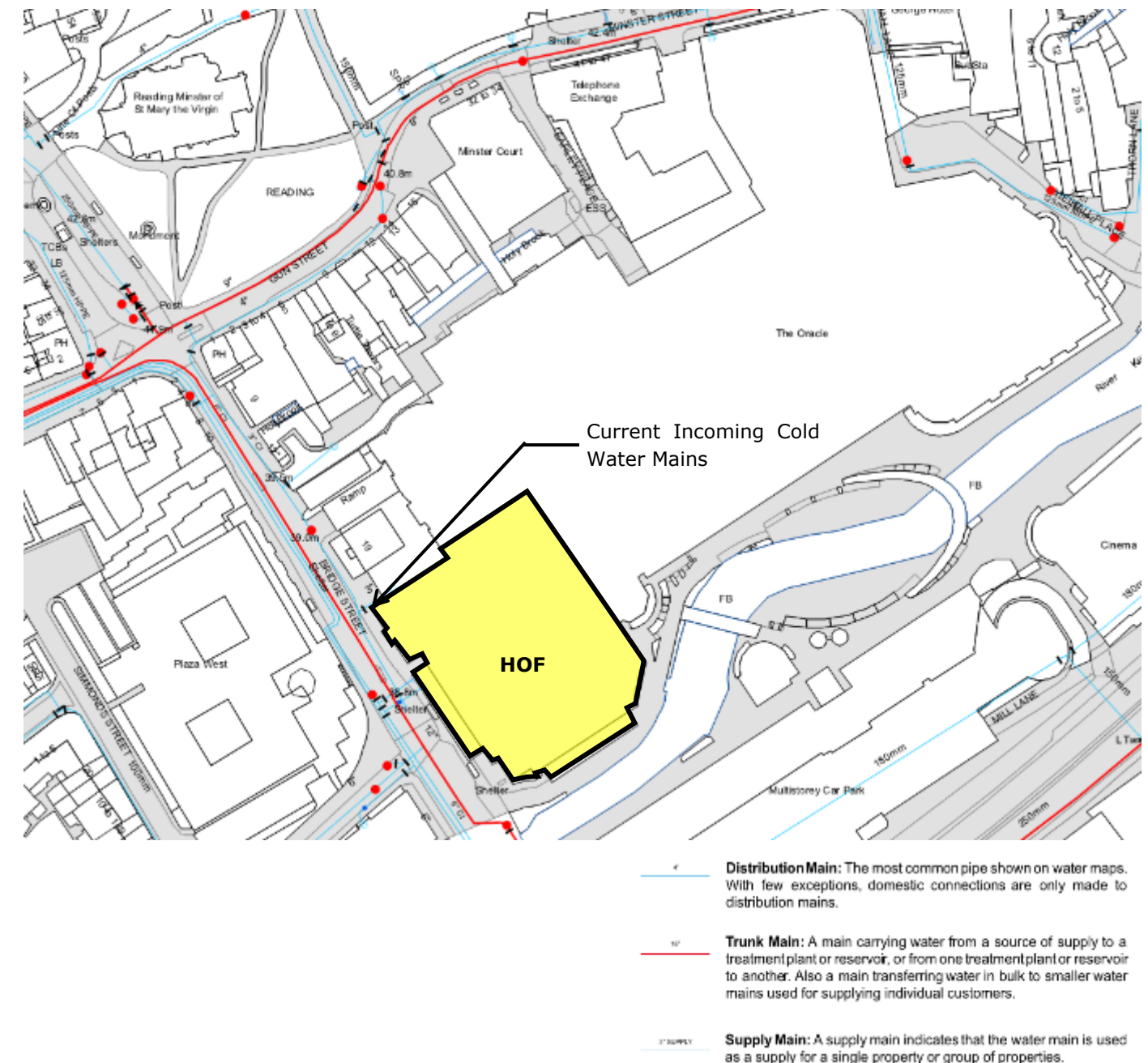


Figure 4 – Thames Water Asset Location Search Water Map (Ref: ALS/ALS Standard/2018_3840876)

2.4 NATURAL GAS

Scotia Gas Networks Ltd (SGN) maintain a network of low and medium pressure natural gas mains in the surrounding area.

Correspondence with SGN dated 23rd July 2018 provided information on existing natural gas mains in the vicinity of the proposed development site.

The relevant information is shown in Figure 5. The full document can be made available on request.

According to the drawings received from SGN there is no natural gas infrastructure crossing the site demise. A 90mm diameter low pressure natural gas main is seen to be branched off the bridge street route where it enters the shopping centre/HOF for supply to their existing supply.

The SGN drawings indicate a 180mm diameter low pressure natural gas main to the West of the site running along Bridge Street, providing potential points of connection.

The site survey conducted on 28th August 2018 also found that there is an existing gas booster set which currently serves other retail units within shopping centre. This is located as indicated on the map to the right. Information from the centre indicates that there is spare capacity on the booster set which could be utilised for potential new connections.

This approach is less favourable as it will result in further sub-metering with the SGN account being paid by the client and the client then having to recover costs from each tenant.

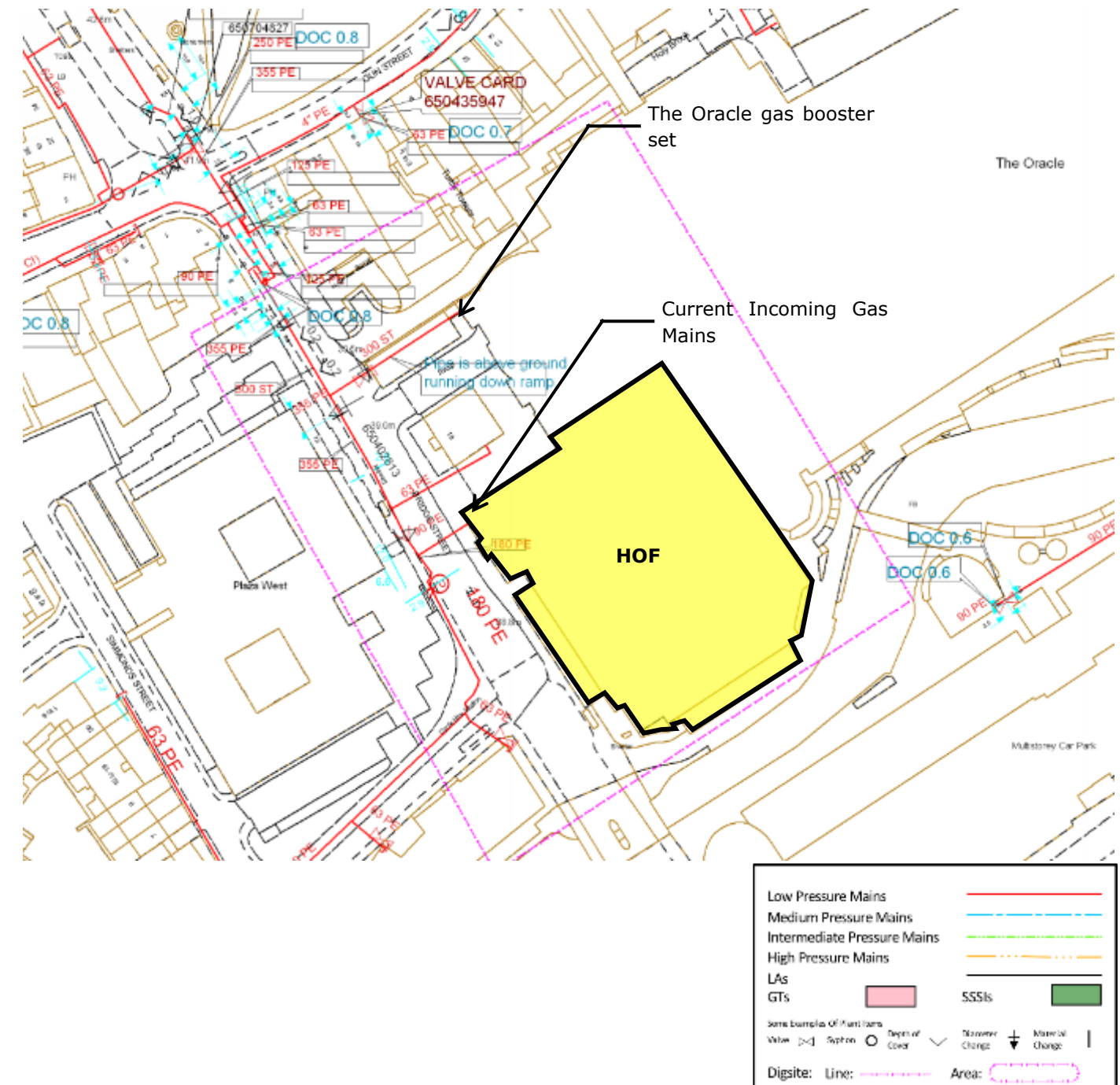


Figure 5 – SGN Asset Location Search Gas Map (Ref: 13331633)

2.6 TELECOMMUNICATIONS

Openreach (a BT Group Business) infrastructure is present around the site demise.

Correspondence with Openreach dated 25th July 2018 provided information on existing telecommunications infrastructure in the vicinity of the proposed development site.

The relevant information is shown in Figure 7. The full document can be made available on request.

The Openreach drawing indicates an extensive telecommunications infrastructure within the site demise, emanating from junction boxes on Bridge Street, as well as several connections within the existing HOF unit. The infrastructure appears to service the rest of the shopping centre.

It is unclear what purpose this infrastructure serves, and whether it is redundant. Thus further investigation is recommended to fully understand the location of services and their connections to the existing site.

Investigation will allow further comments to address the nature of connections and locations of services to the reconfiguration proposal.

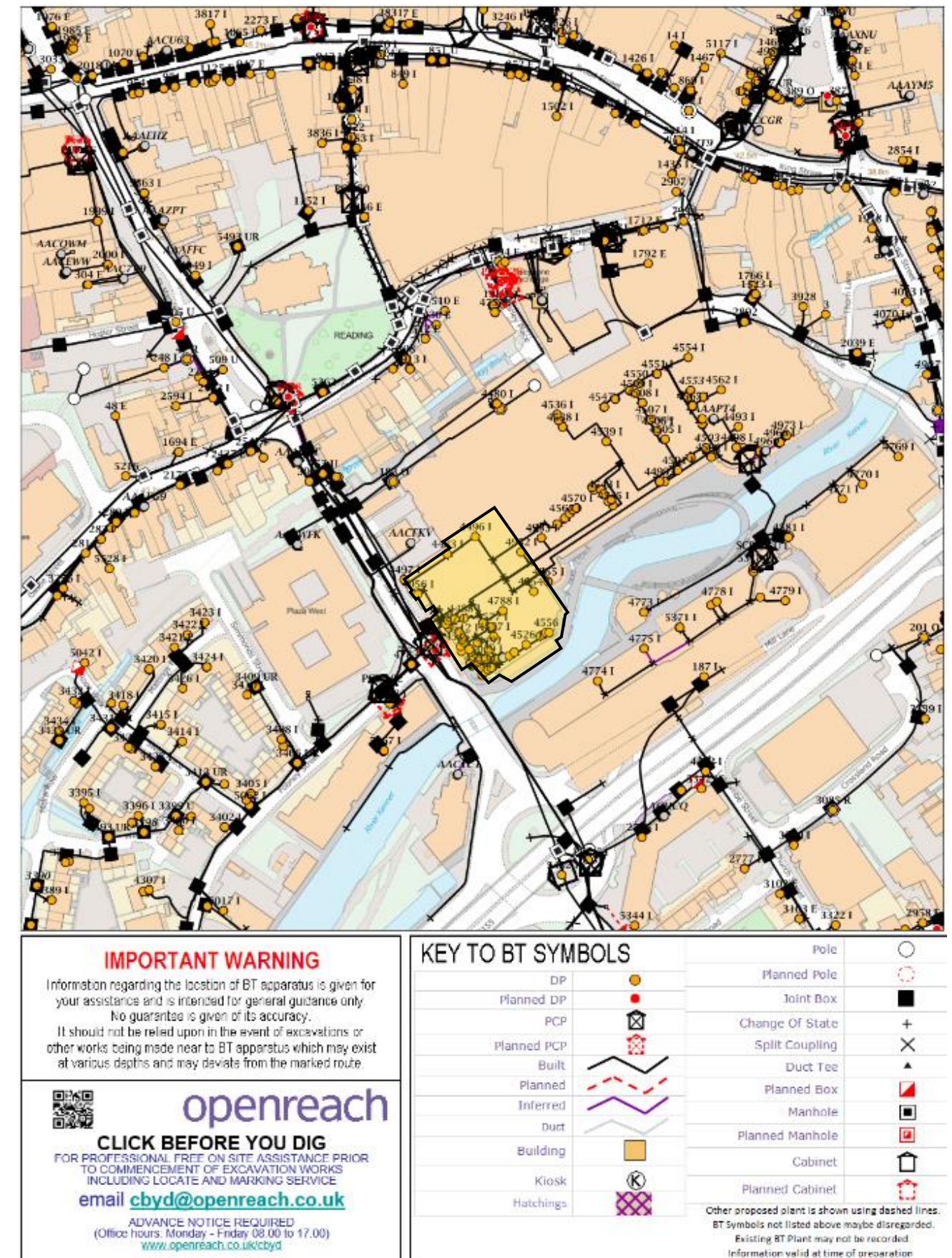


Figure 7 – BT Openreach Asset Location Search BT Map (Ref: VFF12477R)

2.7 SPRINKLERS INFRASTRUCTURE

A survey conducted on the 20th August 2018 provided information on the existing sprinkler infrastructure in the vicinity of the proposed development site.

The neighbouring pump room to the HOF unit currently resides two sprinklers water tanks which supply the landlord and tenant site wide system. The trunk mains serving HOF runs from the pump room through into the HOF as indicated on the drawing, Figure 8.

The sprinkler system entering the unit consists of two 150mm sprinkler trunk mains, installation no.6 and installation no.7 which have core alarm isolation valves at the point of entry into the unit.

Installation no.6 serves 3 zones on the riverside level and 3 zones at Lower mall level via a 150mm riser, each with their own monitored zone isolation valves and zone flow meters.

Installation no.7 serves a 150mm riser to the Upper mall level, and the 3 zones situated on that level. Each zone again have their own monitored zone isolation valves and zone flow meters. Installation no.7 also serves to supply zone 4 which provides a further 100mm riser to atrium (escalator core) and car park level 1.

In summary, the HOF unit is split into 10 zones, with zone 1 starting on the upper mall.

- Upper Mall: Zones 1 – 3
- Lower Mall: Zones 5 – 7
- Riverside: Zones 8 – 10
- Atrium (Escalator Core): Zone 4

In order to split the existing system into separately fed units, or sprinkler zones, it is recommended to strip out the existing systems back to the trunk mains that currently feed the existing zones.

Each new unit will require a new monitored zone valve supply fed from the existing trunk mains. This may need to be multiple feeds based on a fire risk assessment, which will be completed by the fire consultant.

Incoming tenants will be required to install their own sprinkler system from the capped off feed(s).

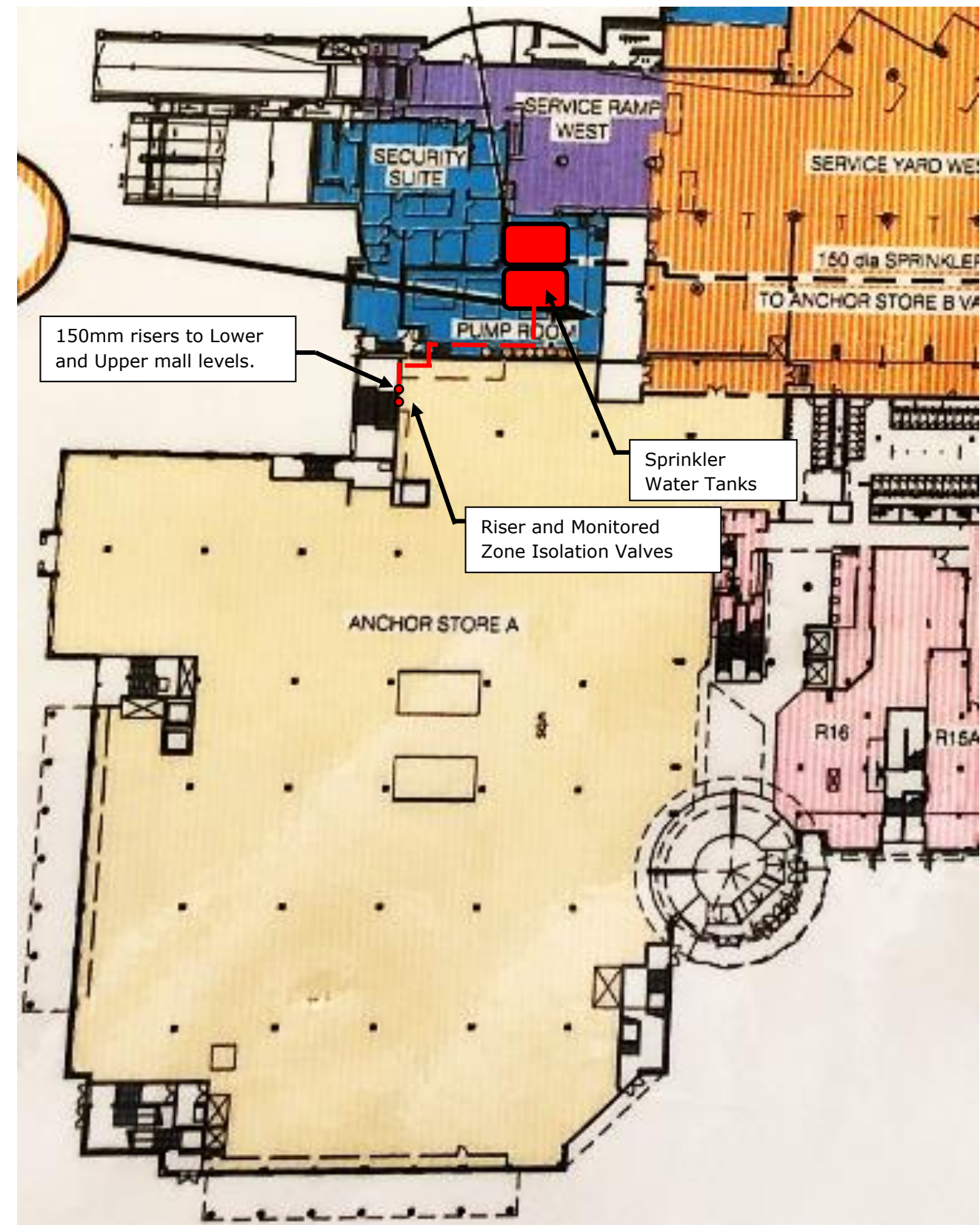


Figure 8 – The Oracle Sprinkler Main Distribution Drawing – HOF Distribution

3.0 CLEAN WATER FLOW RATE

The anticipated clean water flow rate and required supply size has been calculated. The anticipated number of sanitary fittings have been assumed based on proposed tenancy and unit sizes.

From typical flow rate information of each outlet, peak flow rates have been calculated from CIBSE⁴ Guide C Reference data. For these calculations the intended use has been considered and has informed the selection of benchmark data. Where tenant information has not been provided or an appropriate data set was not available a suitable 'worst case' building usage has been selected.

For the proposed Unit R22 Retail water consumption has been assumed based on 15No. F&B units, each provided with a 28mm water connection. The maximum flowrate to each unit has been calculated, converted to loading units and summed.

3.1 CALCULATION OUTPUTS

The combined hot and cold clean water flow rate for each unit has been calculated as described above and are summarised in the table below:

Table 1 - Clean Water Flow Rates

USER	COMBINED LOADING UNITS	COMBINED FLOW RATE (L/S)	PIPE SIZE DIA. (MM)
Unit R22 Retail	450	3.75	67
Unit R25 Leisure	107	0.6	42
Unit R23 Retail	43	0.72	35
Unit R24 Leisure	107	1.31	54
Unit L43 Retail	49	0.78	42
Unit U48 Retail	49	0.78	42
Landlord	-	-	-

3.2 ANALYSIS OF OUTCOMES

The results above indicate both Unit R24 & R25 Leisure require 1.31 l/s & 0.6 cold water mains supply. This is based on an assumption that each unit will include an F&B element, as well as staff and customer toilets. Each unit should be provided with a new local water authority public mains cold water supply of pipe size 54mm & 42mm DIA.

The results above indicate Unit R23 Retail requires 0.72 l/s cold water mains supply. This is based on an assumption that the unit will include toilets facilities, sink, drinking water and glass/dish washers. The unit should be provided with a new local water authority public mains cold water supply of pipe size 35mm DIA.

Unit R22 Retail requires a combined flow rate of 3.75 l/s.

It has been advised at this stage that one bulk supply should be provided to Unit R22 Retail, which will be distributed to the multiple small food retailers on fit out of the unit. Unit R22 Retail unit should be provided with a new local water authority public mains cold water supply of pipe size 67mm DIA.

Unit L43 & U48 Retail require 0.78 l/s cold water supply. This is based on an assumption that each unit will include staff toilets and kitchenette facilities. Each unit should be provided with a mains cold water supply of pipe size 42mm DIA.

It has been assumed at this stage that no new cold water supply is required to the landlord areas.

A separate and dedicated public utility supply provider/energy shipper metred supply shall be provided to each tenancy for billing purposes. I.e. the mains cold water provision noted above will be new local water authority public cold water mains supplies and will not be connected in any way to the existing landlord mains cold water system.

Mains cold water supplies will be provided at minimum local water authority mains pressure, assumed at this stage to be 1.0 bar. Any requirement over and above this will need to be provided by the inward tenant as part of their fit out contract in the form of a Boosted Cold Water Service (BCWS).

⁴ The Chartered Institution of Building Services Engineers (CIBSE) Guide C: Reference Data (2001)

4.0 NATURAL GAS CONSUMPTION

As the design of the reconfiguration develops the anticipated natural gas load will be calculated, based on a load profile using CIBSE⁵ energy benchmark data.

CIBSE⁶ energy benchmark kWh/m² values for both good practice and typical practice have been used to produce an average practice natural gas consumption.

For these calculations the intended use has been considered and has informed the selection of benchmark data. Where tenant information has not been provided or an appropriate data set was not available a suitable 'worst case' building usage has been selected.

For the proposed Unit R22 Retail natural gas consumption has been assumed based on 13No. of the 15No. F&B units using 75kW peak load.

Calorific value of natural gas assumed at 38.5MJ/m³.

4.1 CALCULATION OUTPUTS

The estimated natural gas consumption has been calculated using the method described above and the results given in the table below:

Table 5 - Gas Consumption Rates

USER	PEAK DEMAND (KW)	FLOW RATE (M ³ /HR)	CONSUMPTION (KWH/YR)	METER
Unit R22 Retail	900	84	3,733,000	Turbine Type 100
Unit R25 Leisure	148	14	431,000	U25
Unit R23 Retail	-	-	-	-
Unit R24 Leisure	214	21	652,000	U40
Unit L43 Retail	50	5	122,000	U10
Unit U48 Retail	120	11	284,000	U16
Landlord	-	-	-	-

4.2 ANALYSIS OF OUTCOME

Natural gas consumption for Unit R24 & R25 Leisure are based on the equivalent benchmark data for a dry sports centre.

Unit R22 Retail requires a peak flow rate of 84m³/hr based on the assumption that each cooking unit will have a peak demand of 75kW; this was advised to Rolton Group through correspondence with Hammerson plc.

It has been advised at this stage that one bulk supply should be provided to Unit R22 Retail, which will be distributed to the multiple small food retailers on fit out of the unit. At this stage the consumption figure assumes that all units will on average use 90% of their peak load throughout their opening hours (opening hours assumed at 89.5 hours a week), this is to allow for a wind-down period before closing.

Natural gas consumption for Unit L43 & U48 Retail are based on the equivalent benchmark data for clothes shops.

It has been assumed at this stage that no new natural gas supplies are required to the landlord areas or Unit R23 Retail.

A separate and dedicated public utility supply provider/energy shipper metred supply shall be provided to each tenancy for billing purposes.

⁵ The Chartered Institution of Building Services Engineers (CIBSE) TM46: Energy Benchmarks

5.0 ELECTRICITY MAXIMUM DEMAND

The anticipated electrical load has been calculated, based on BSRIA Rule of Thumb⁶ information and CIBSE⁷ energy benchmark data. In these calculations the intended use for each has been considered and has informed the selection of benchmark data.

Benchmark electrical load calculations assume all energy usage within each unit will derived from an electrical source; i.e. electric heating and cooking is assumed for the purposes of sizing a worst case electrical supply.

5.1 CALCULATION OUTPUTS

The estimated CIBSE average demand, BSRIA maximum demand and the supply size requested of the distribution network operator are given in the table below:

Table 6 - Electricity Peak Loads and Supply Requirements

USER	CIBSE BENCHMARK AVERAGE LOAD (KVA)	BSRIA RULE-OF-THUMB (KVA)	DNO SUPPLY RATING (KVA)
Unit R22 Retail	401	435	555
Unit R25 Leisure	283	225	276
Unit R23 Retail	56	12	69
Unit R24 Leisure	152	153	217
Unit L43 Retail	261	264	276
Unit U48 Retail	324	617	555
Landlord	-	120	138

5.2 ANALYSIS OF OUTCOMES

Electrical load for Unit R24 & R25 Leisure are based on the equivalent benchmark data for a dry sports centre. An additional allowance has been added for electric cooking and ventilation in line with the requirements of the proposed incoming tenants.

Unit R22 Retail requires an electrical supply of 555kVA based on the above calculated values. It was advised to Rolton Group through correspondence with Hammerson plc that each retailer within Unit R22 will have a peak demand of 40kVA.

It has also been advised at this stage that one bulk supply should be provided to Unit R22 Retail, which will be distributed to the multiple small food retailers on fit out of the unit. Though the advised loads would amount to 600kVA, applying a diversity to this value (i.e. assuming that the units will not all be running at full capacity simultaneously) this load can be dropped down more in line with the above calculated loads and sit within the DNO supply size of 555kVA.

Electrical load for Unit L43 & U48 Retail are based on the equivalent benchmark data for clothes shops.

BSRIA calculations for Unit U48 Retail indicate that a large electrical supply is required. However Rolton Group have performed a survey of a similar sized unit, occupied by the same prospective tenant of Unit U48 Retail; this survey found that the tenant had a maximum demand of circa 290kVA. As such, a supply size of 555kVA will be more than sufficient and the landlord design/client team will aim to challenge this further with a view to reducing this further to around 434kVA or 630A Three Phase and Neutral (TP&N).

No benchmark data is available for back-of-house landlord areas. For this value typical lighting, power and ventilation loads have been considered.

A separate and dedicated public utility supply provider/energy shipper metred supply shall be provided to each tenancy for billing purposes.

New HV infrastructure will need to be implemented to support the new units, further to a review from the DNO. Based on 1000kVA sub-stations.

⁶ Rules of Thumb - Guidelines for building services (5th Edition) (BG 9/2011)

⁷ The Chartered Institution of Building Services Engineers (CIBSE) TM46: Energy Benchmarks

6.0 CONCLUSION

Surface water, foul water, clean water, natural gas, electrical, and telecommunication infrastructure are all present around the intended location of development.

The anticipated clean water, natural gas and electricity have been estimated at this stage using industry benchmark data and associated guidance.

Foul water and surface water infrastructure are located within the site demise. Emanating from Gun Street. Foul and surface water infrastructure following Bridge Street from the South Westerly region up to the North Westerly region may be a more viable point of connection for the unit.

According to the drawings received from TW there is no clean water infrastructure located within the site demise.

The nearest clean water infrastructure is located from the South Westerly through to the North Westerly region of the site, via Bridge Street, providing potential points of connection. The drawing does not indicate to show a current incoming cold water mains supply in a gas and water metre room, located in a recent survey.

Subject to design development and local water authority confirmation it is presumed at this stage that the incoming mains cold water supplies calculated will be sufficient. A separate and dedicated public utility supply provider/energy shipper metred supply shall be provided to each tenancy for billing purposes.

Low pressure natural gas also follows from the South Westerly region up to the North Westerly region of the Shopping centre along Bridge Street. This gas infrastructure currently supplies to neighbouring units, thus providing potential points of connection for the new units. A survey conducted announced an existing gas booster system which could be utilised for potential new connections, although less favourable for the client.

A separate and dedicated public utility supply provider/energy shipper metred supply shall be provided to each tenancy for billing purposes.

Both HV and LV electrical infrastructure is present within the vicinity of the site, located to the North Westerly region of the shopping centre, along Bridge Street, proving the most viable point of connection. HV infrastructure can also be seen to enter the shopping centre from Gun Street.

The HOF unit is currently supplied by a separate substation to the rest of the shopping centre, thus the new reconfiguration must be coordinated with this HV infrastructure, or the HV infrastructure must be updated to support the new proposal. Currently the HOF unit has a peak allocated capacity of 700kVA, averaging a peak usage of 518kVA from August 2017 to July 2018.

New HV infrastructure will be implemented to support the new units, subject to further review from the DNO.

Telecommunication infrastructure is present within the site demise. The reconfiguration of the unit should be coordinated with this infrastructure, unless a new point of connection is made, emanating from Bridge Street.

It is unclear what purpose the infrastructure within the unit serves, and whether it is redundant. There is also infrastructure which serves the rest of the shopping centre. Thus further investigation is recommended to fully understand as to where services pass through the site demise and their connections to the existing site.

The sprinkler system entering the unit consists of two 150mm sprinkler trunk mains, installation no.6 and installation no.7 which have core alarm isolation valves at the point of entry into the unit. The trunk mains serving HOF runs from the pump room, which currently resides two sprinklers water tanks which supply the landlord and tenant site wide system through into the HOF. The two installation sources supply the ten different zones around the building, with each zone attaining its own monitored zone isolation valve and zone flow metre.

In order to split the existing system into separately fed units, or sprinkler zones, it is recommended to strip out the existing systems back to the trunk mains that currently feed the existing zones.

Each new unit will require a new monitored zone valve supply fed from the existing trunk mains. This may need to be multiple feeds based on a fire risk assessment, which will be completed by the fire consultant.

Incoming tenants will be required to install their own sprinkler system from the capped off feed(s).

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The Development:	The Oracle, Reading - House of Fraser (HOF) Reconfiguration

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