



Civil Engineers & Transport Planners

Reading Metropolitan

Utilities Strategy

January 2019

181017/US/MK/KL/01



Civil Engineers & Transport Planners

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DOCUMENT STATUS

Project: Reading Metropolitan
Title: Utilities Strategy
Client: Hermes Investment Management
Reference: 181017/US/MK/KL/01

Produced by: MK Date:
Checked by: KBL Date:
Approved by: KBL Date:

<u>Issue/revision</u>	<u>Date</u>	<u>Status</u>	<u>Issued by</u>
First	31/01/2019	For Approval	KBL

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1 INTRODUCTION

1.1 General

1.1.1 Lanmor Consulting has been appointed to undertake a review of the existing utilities in vicinity of the development, prepare an outline strategy and identify implications associated with procuring new potable water, foul water, gas, electricity and telecommunications services for the development.

1.1.2 Development Proposals

1.1.3 The development is located in the Reading Town Centre Area, it was previously used by the Royal Mail as a sorting Office. It is located approximately 230m to the south of the River Thames and directly north of Reading Train Station. The site covers an area of approximately 1.96 ha and is bounded to the west by Caversham Road, to the north by Station Shopping Park and Vastern Road (A329), to the east by a multi-storey car park, and to the south by the mainline railway tracks.

1.1.4 The proposed development will be formed of a number of residential blocks some of which are linked at lower levels. At ground floor level there will be a mix of office, retail, residential and community uses, to the eastern end of the development there will be a basement car park below the main retail unit for residents and in the south east corner there will be an office block. The development proposals will consist of

- 658 residential properties (Use Class C3);
- 1,889 sqm GEA of retail (Use Class A1 and A3);
- 16,604 sqm GEA of office floorspace (Use Class B1); and
- 772 sqm GEA of Health and Community Centre (Use Class D1).

1.1.5 A new avenue will be formed to the north of the site between Caversham Road and the entrance to Reading Train Station, a new access road is also provided to the south off the Avenue through the development to provide access to the basement car park. The proposed layout for the development is shown on drawing A11113-C-2-100 included in Appendix A.

2 ELECTRICITY PROVISIONS

2.1 Existing Network

- 2.1.1 The electricity supply network in the vicinity of the site is owned and maintained by Scottish and Southern Electricity (SSE).
- 2.1.2 Existing electrical assets in the local area around the site include 4no HV 11Kv cables in the eastern footway of Caversham Road, 2no EHV 33Kv under the eastern carriageway of Caversham Road and 1no HV 11Kv cable in the western footway. There also 2no HV 11Kv cables indicated to the eastern end of the site serving a sub-station on the site to the north of the development which will be unaffected by the proposals.
- 2.1.3 There are also a number of low voltage cables in Caversham Road. The existing building on site are served by a sub-station in the northwest corner of the site, this sub-station will be retained and serve the proposed development.
- 2.1.4 The extent of the existing electricity apparatus in the area is included in Appendix B.

2.2 Proposed Electrical Infrastructure

- 2.2.1 Initial discussions are underway with SEE to confirmed final points of connection to the network. New connection to the development will be taken from the existing infrastructure in Caversham Road, this will be supplemented with additional sub-stations on site to serve the proposed uses.

3 GAS PROVISIONS

3.1 Existing Network

- 3.1.1 The Gas supply network in the vicinity of the site is owned and maintained by Southern Gas Networks (SGN).
- 3.1.2 Existing electrical assets in the local area around the site include a 400mm diameter medium pressure main to the northwest corner of the site. There is an also a 180mm diameter low pressure main in the western footway of Caversham Road.
- 3.1.3 There is a 125mm low pressure connection main for the main in the western footway to the site. This served the old buildings on site.
- 3.1.4 The extent of the existing electricity apparatus in the area is included in Appendix C.

3.2 Proposed Gas Mains Infrastructure

- 3.2.1 Initial discussions are underway with SGN to confirm suitable points of connection to their network. New connections to the development will be taken from the existing infrastructure in the western footway of Caversham Road.

4 TELECOM PROVISIONS

4.1 Existing Network

4.1.1 Openreach duct routes are located in the footway on both sides of Caversham Road, the main duct run is on the western side of Caversham Road. There are also duct runs in the eastern footway that serve a cabinet directly outside the development.

4.1.2 There is also an existing duct into the site that serves the existing buildings on site. A copy of the Openreach infrastructure in the area of the site is included in Appendix D.

4.2 Proposed Telecommunications Infrastructure

4.2.1 New supplies to the development will be provided from cabinet in the eastern footway on openreach infrastructure. The internal wiring to each premises will be undertaken by the appointed developer's contractor.

5 POTABLE WATER PROVISIONS

5.1 Existing Network

- 5.1.1 The water authority for the area is Thames Water
- 5.1.2 A 300mm diameter trunk water main is located under the eastern footway of Caversham Road. A supply connection from this main is shown to serve the existing site.
- 5.1.3 There is also a 4 inch and 6 inch distribution mains located in the western side of Caversham Road. Three fire hydrants are shown directly opposite the site on these distribution mains
- 5.1.4 A copy of Thames Water fresh water infrastructure in the area of the site is included in Appendix E.

5.2 Proposed Telecommunications Infrastructure

- 5.2.1 A request has been made to Thames Water to ascertain if the existing service connection to the site has the capacity to serve the development or if additional works are required to supply the development.

6 SEWARAGE PROVISIONS

6.1 Existing Network

- 6.1.1 The drainage authority for the area is Thames Water they own and maintain the adopted surface water and foul sewer in the area.
- 6.1.2 Thames Water sewer records show the presence of a 150mm diameter surface water sewer in the centre of Caversham Road running north from the middle of the site. A private surface water culvert is also indicated to run through the application site.
- 6.1.3 A 300mm diameter foul sewer is also indicated running south to the front of the site in the centre of Caversham Road.
- 6.1.4 A copy of the Thames Water adopted sewers in the area of the site is included in Appendix F.

6.2 Proposed Telecommunications Infrastructure

- 6.2.1 A separate surface water drainage strategy has been prepared for the development that addresses the discharge and connection for the surface water disposal from the development.
- 6.2.2 The proposed foul strategy will utilise a connection to the existing 300mm foul sewer in the carriageway of Caversham Road.

7 SUMMARY & CONCLUSION

- 7.1.1 At this outline stage of the development it is assumed all service connections will be made from the existing apparatus located in Caversham Road, this will be confirmed as the development proposals are firmed up.

APPENDIX A

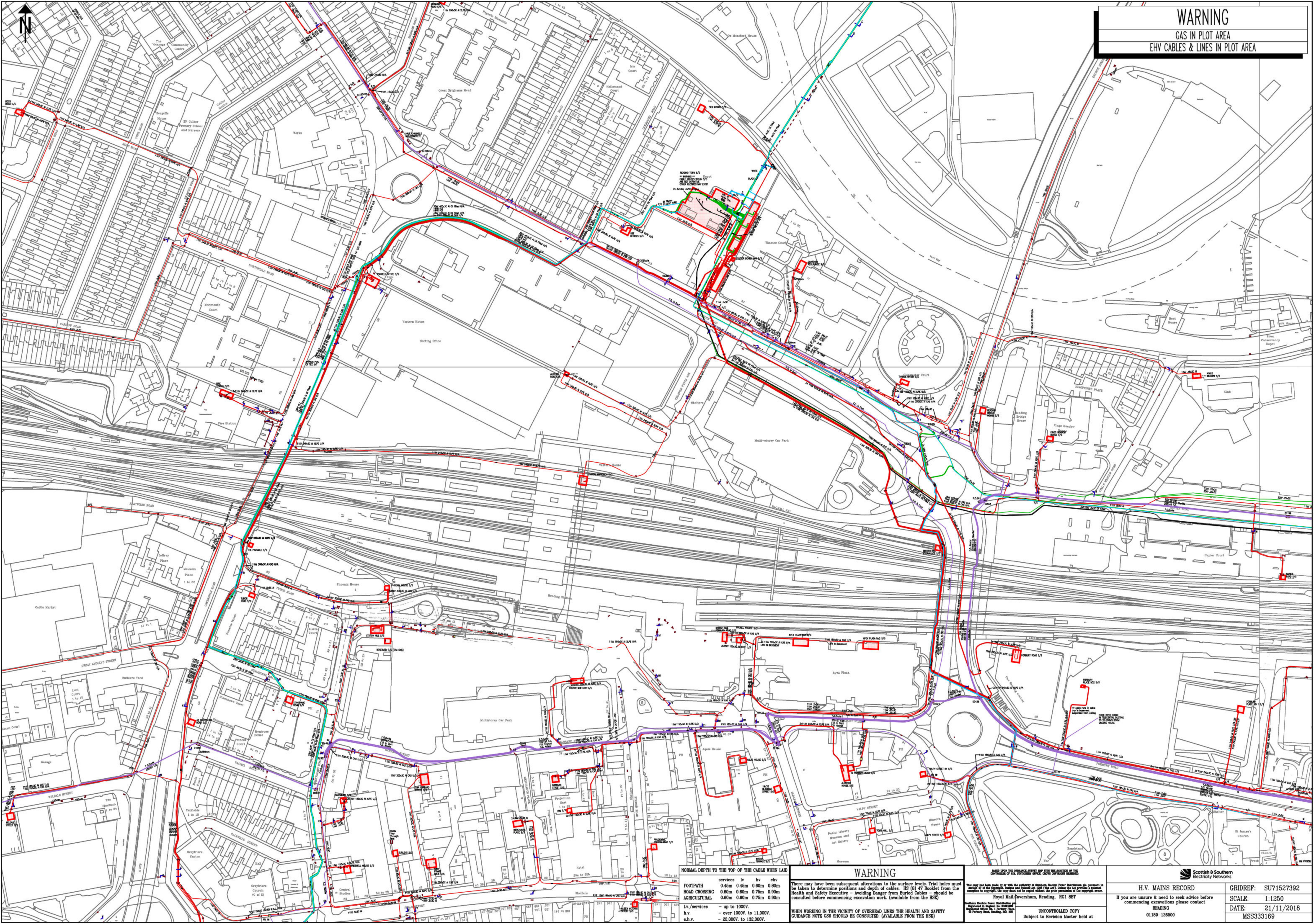
Drawing A11113-C-2-100 – Propsoed Development Layout

APPENDIX B

Electricity Infrastructure Records

WARNING

GAS IN PLOT AREA
EHV CABLES & LINES IN PLOT AREA



NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
services lv	0.45m	0.45m	0.60m
h.v.	0.60m	0.60m	0.60m
agricultural	0.60m	0.60m	0.90m
lv./services	0.60m	0.60m	0.75m
h.v.	0.60m	0.60m	0.90m
h.v.	0.60m	0.60m	0.90m

WARNING

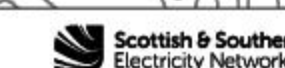
There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth of cables. BS (C) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. (available from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

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

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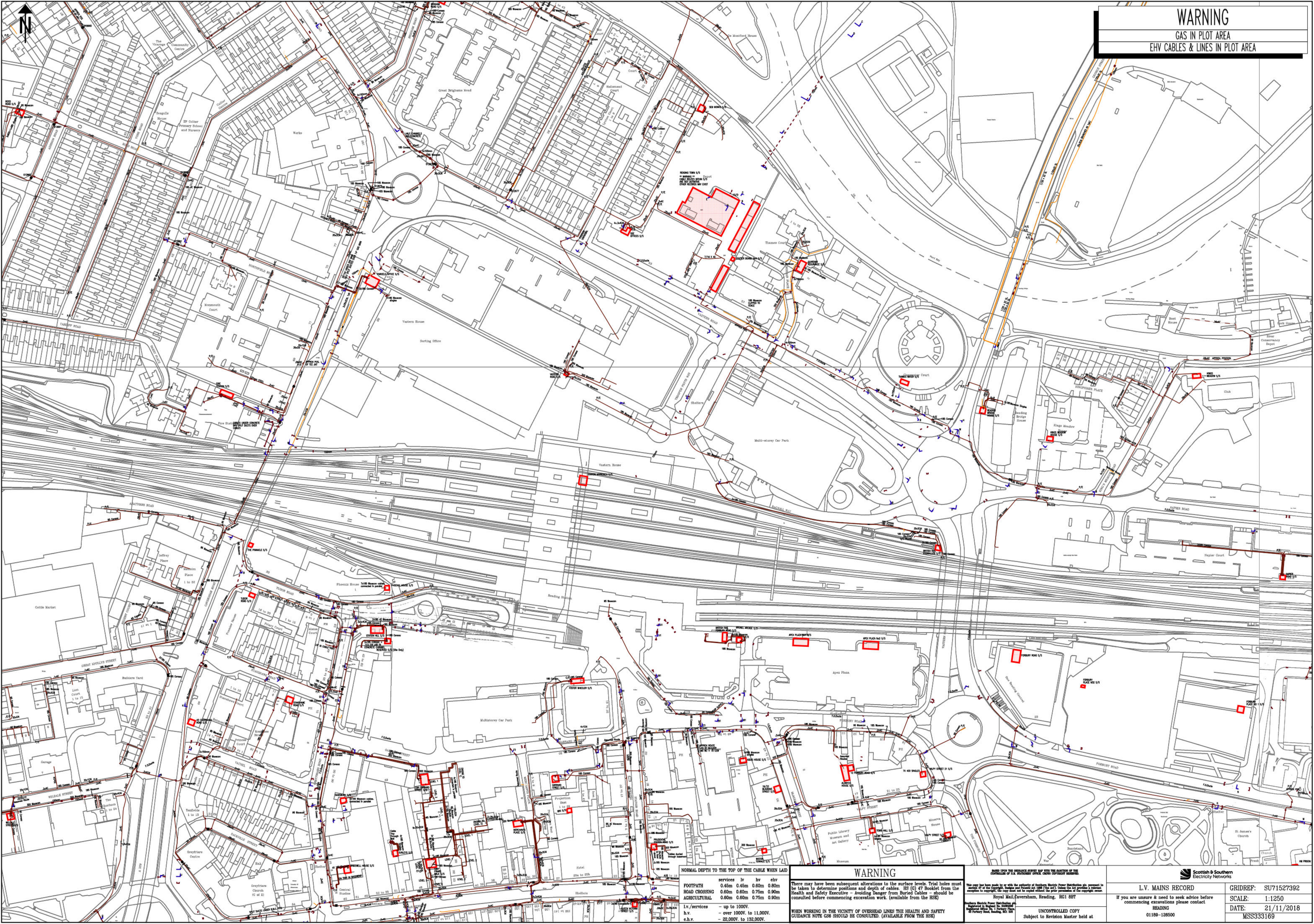
READING
01189-128500

GRIDREF: SU71527392

SCALE: 1:1250

DATE: 21/11/2018

MSS333169



WARNING

GAS IN PLOT AREA	
EHV CABLES & LINES IN PLOT AREA	
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
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47	48
49	50
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57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	services	lv	hv	ehv
FOOTPATH	0.45m	0.45m	0.60m	0.80m
ROAD CROSSING	0.60m	0.60m	0.75m	0.90m
AGRICULTURAL	0.60m	0.60m	0.75m	0.90m

l.v./services	- up to 1000V.
h.v.	- over 1000V. to 11,000V.

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)

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01189-126500

GRIDREF: SU71527392

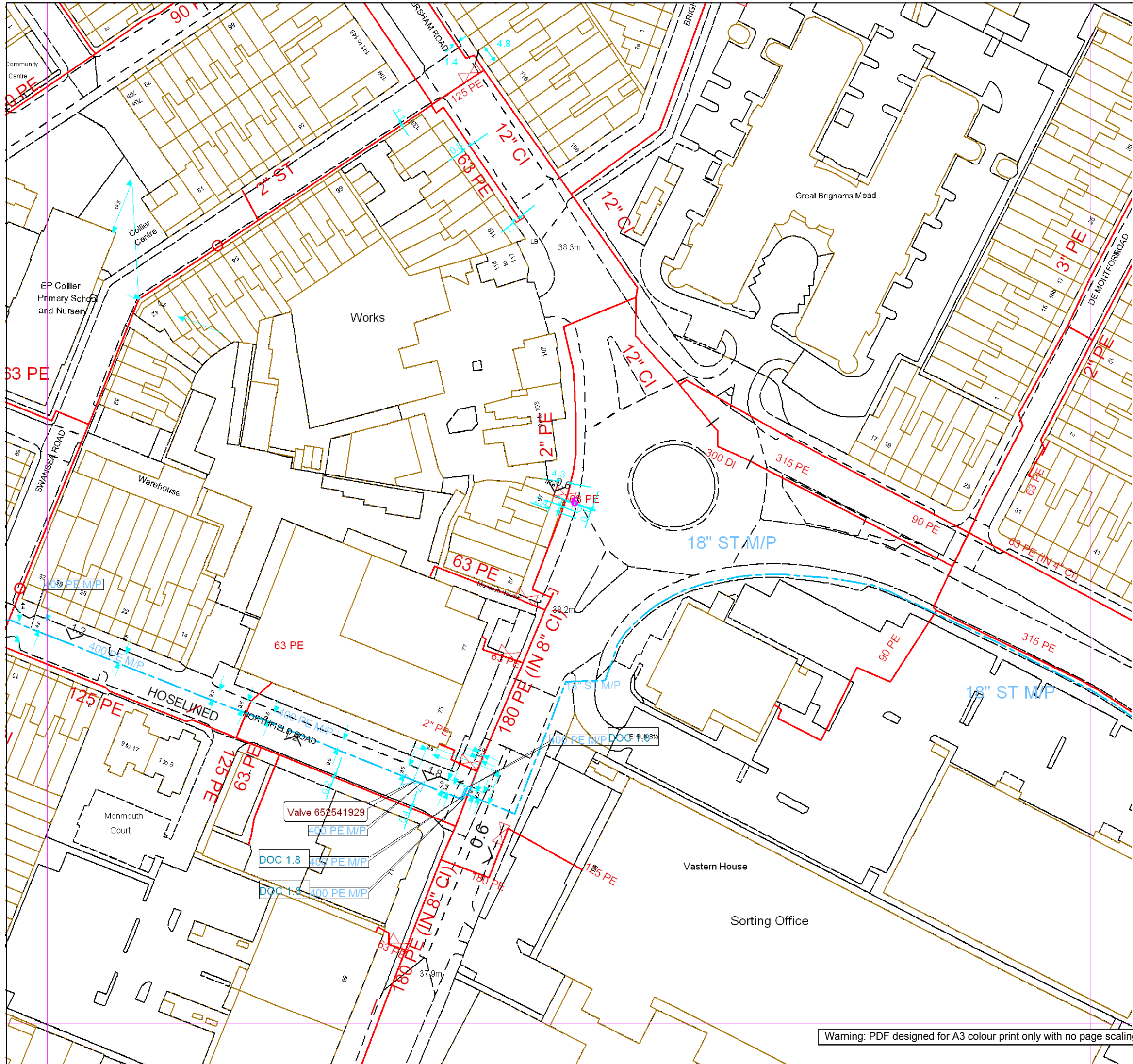
SCALE: 1:1250

DATE: 21/11/2018

DATE: 01/11/2010
MSS333169

APPENDIX C

Gas Infrastructure Records



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 01/02/2019
Job Reference: 14743145
Site Location: 471440 173994
Requested by:
Mr Kevin Lang
Your Scheme/Reference:
181017
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia 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 (G)47, 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 on 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

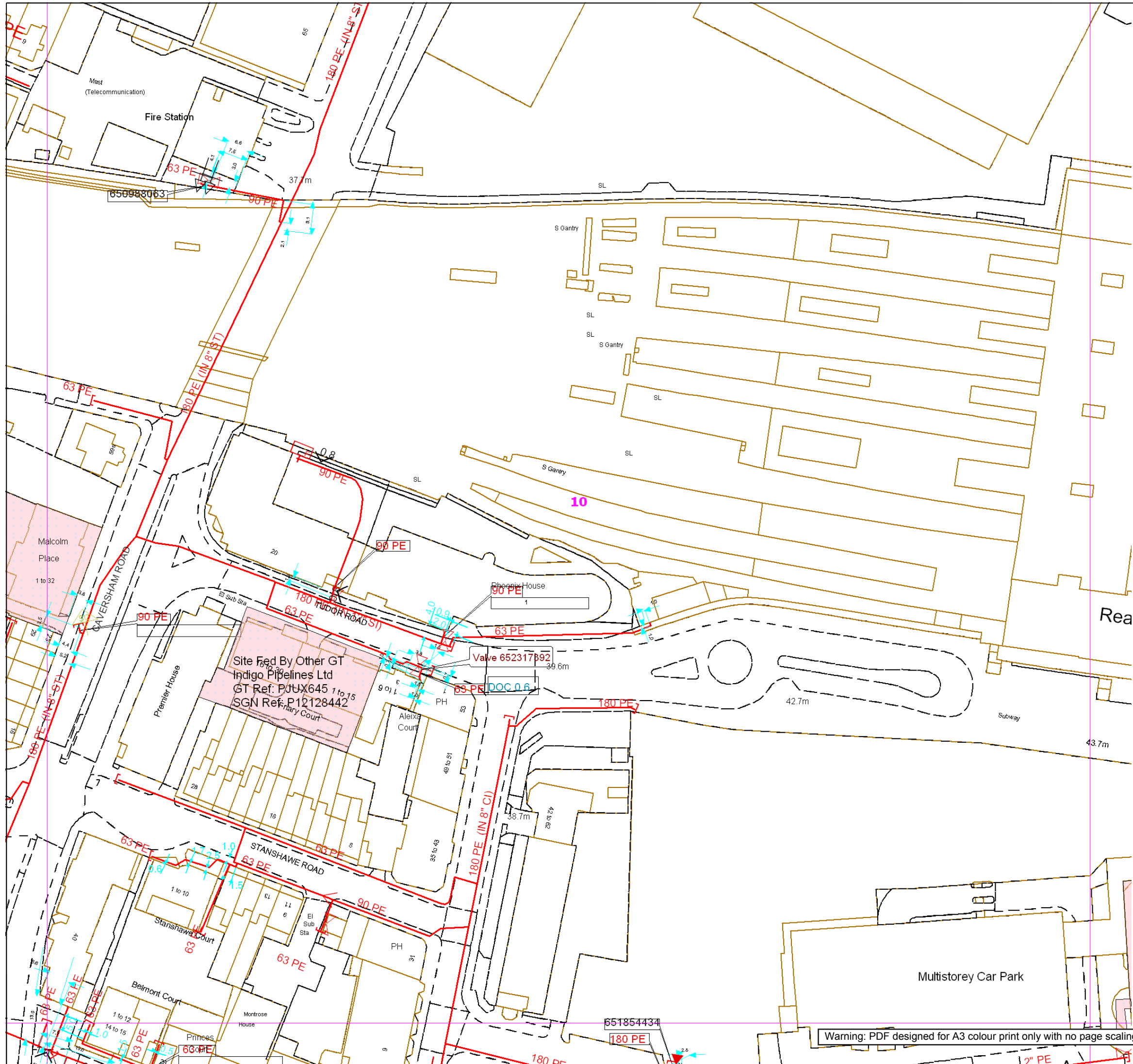
Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Mapping Enquiries:
All areas

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0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

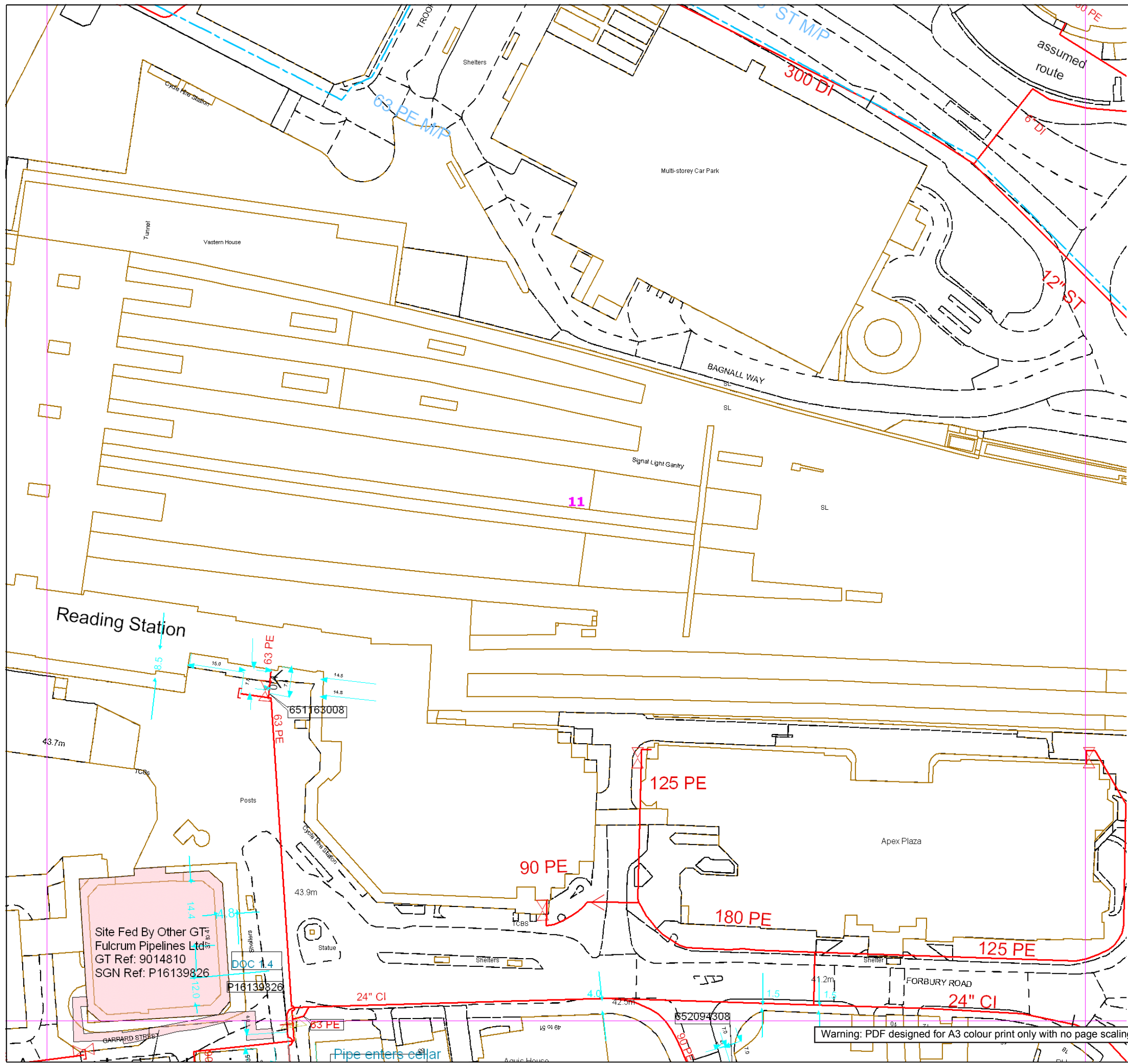
Digsite: Line:

Area:



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All areas

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Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

Digsite: Line:

Area:



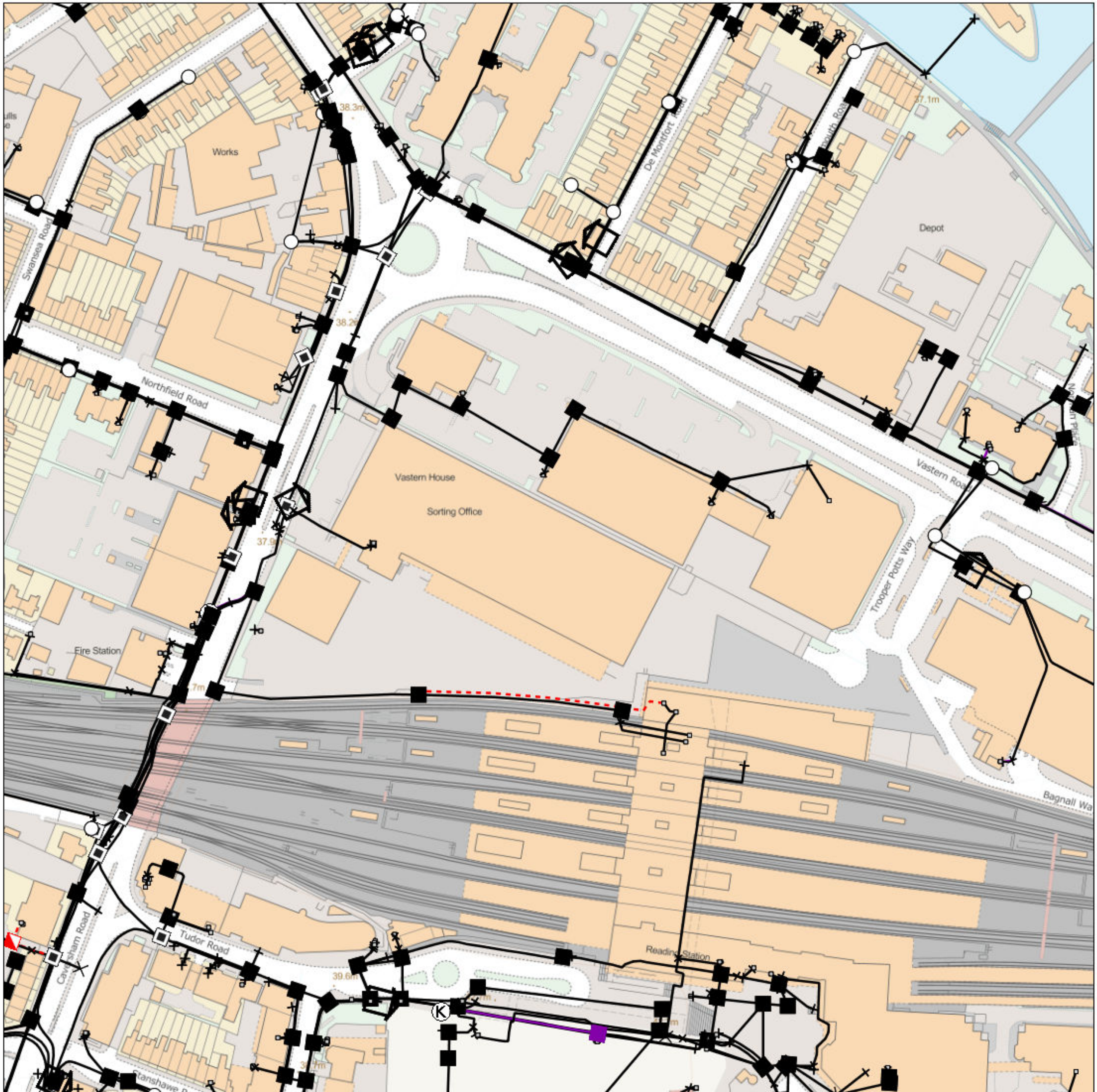
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APPENDIX D

Telecom Infrastructure Records

Maps by email Plant Information Reply



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email cbyd@openreach.co.uk

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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 : LAM03359K

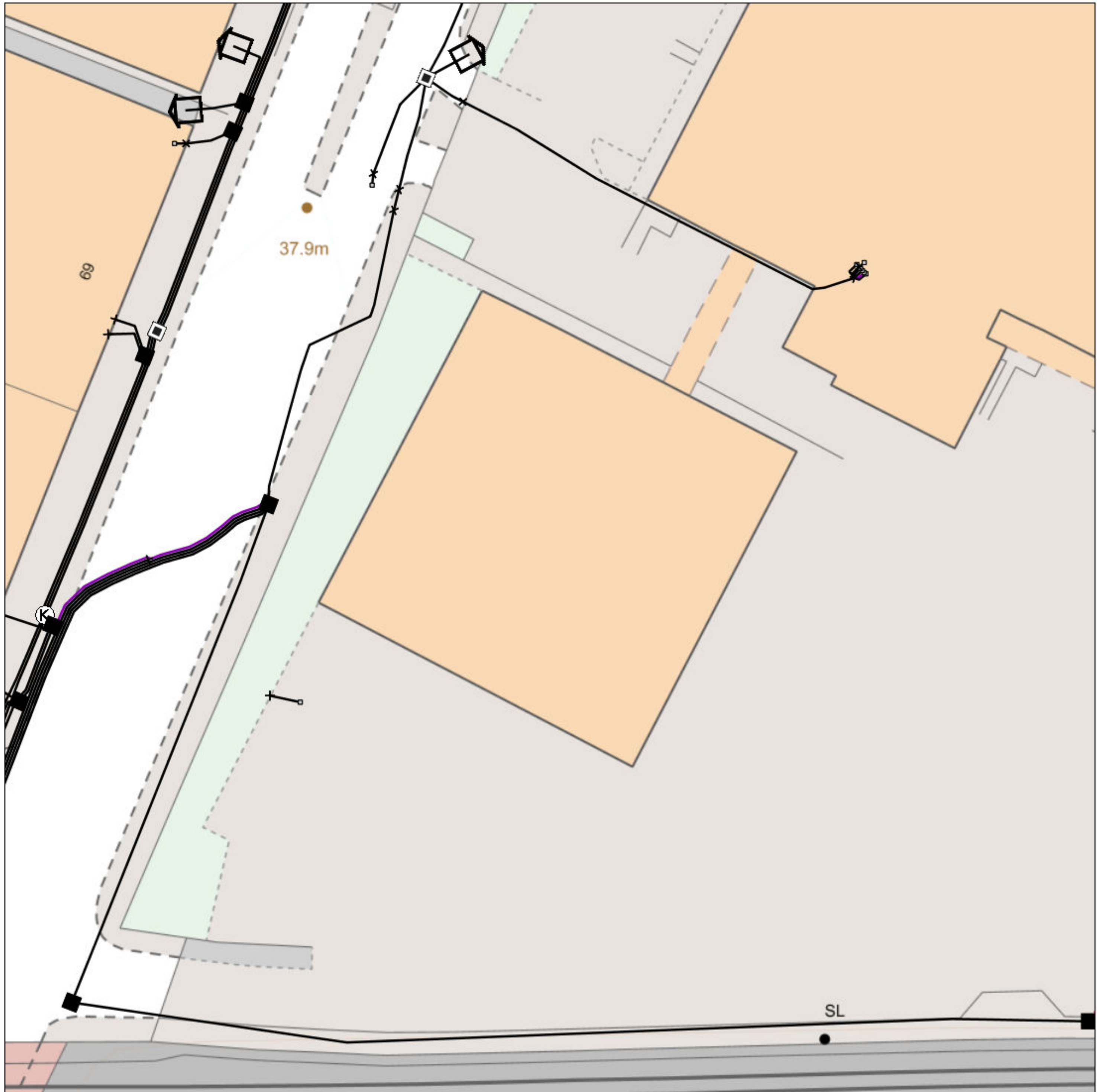
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Easting/Northing : (centre) 471389,174004

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Maps by email Plant Information Reply



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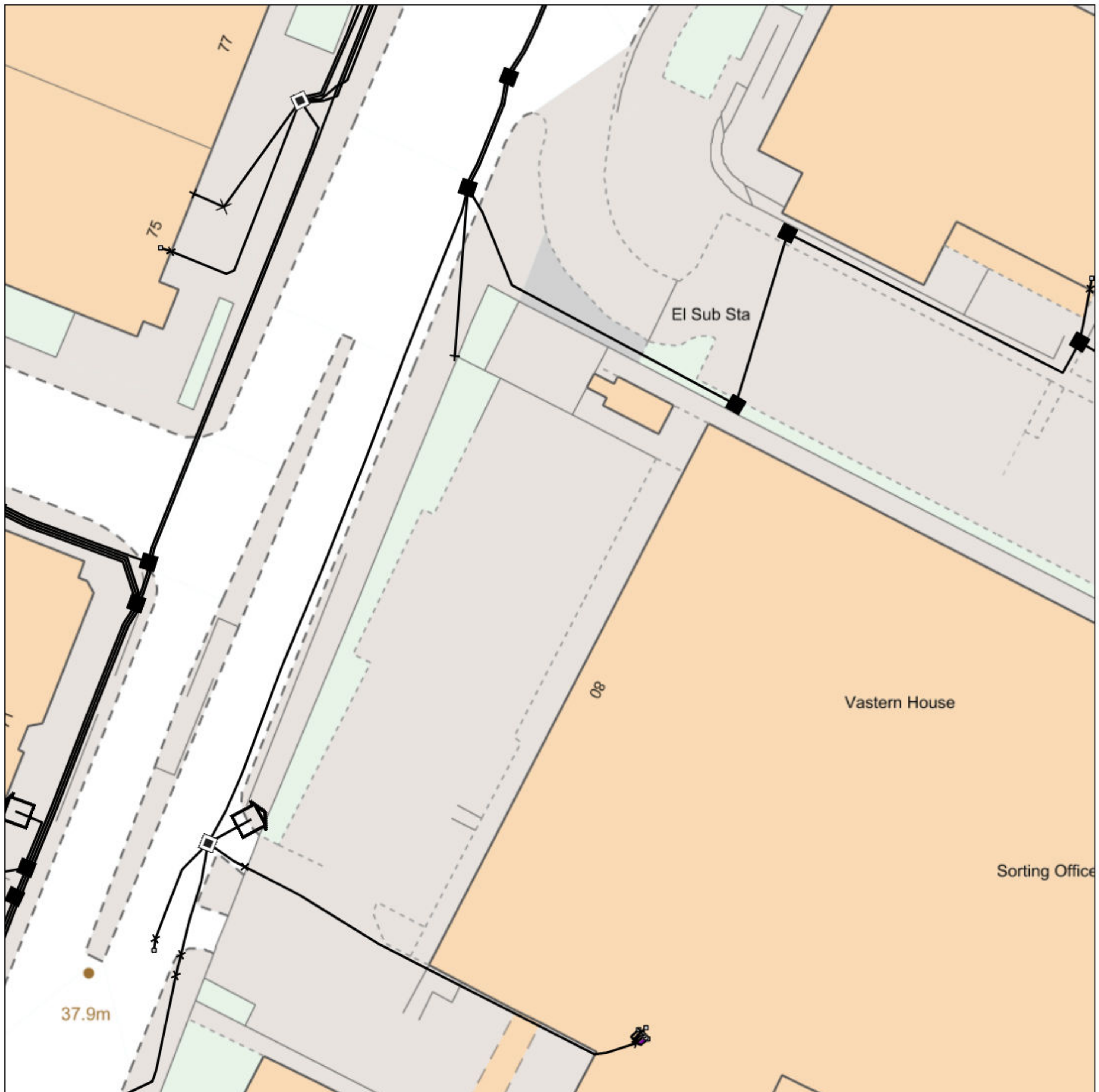
KEY TO BT SYMBOLS

	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		

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Maps by email Plant Information Reply



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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		

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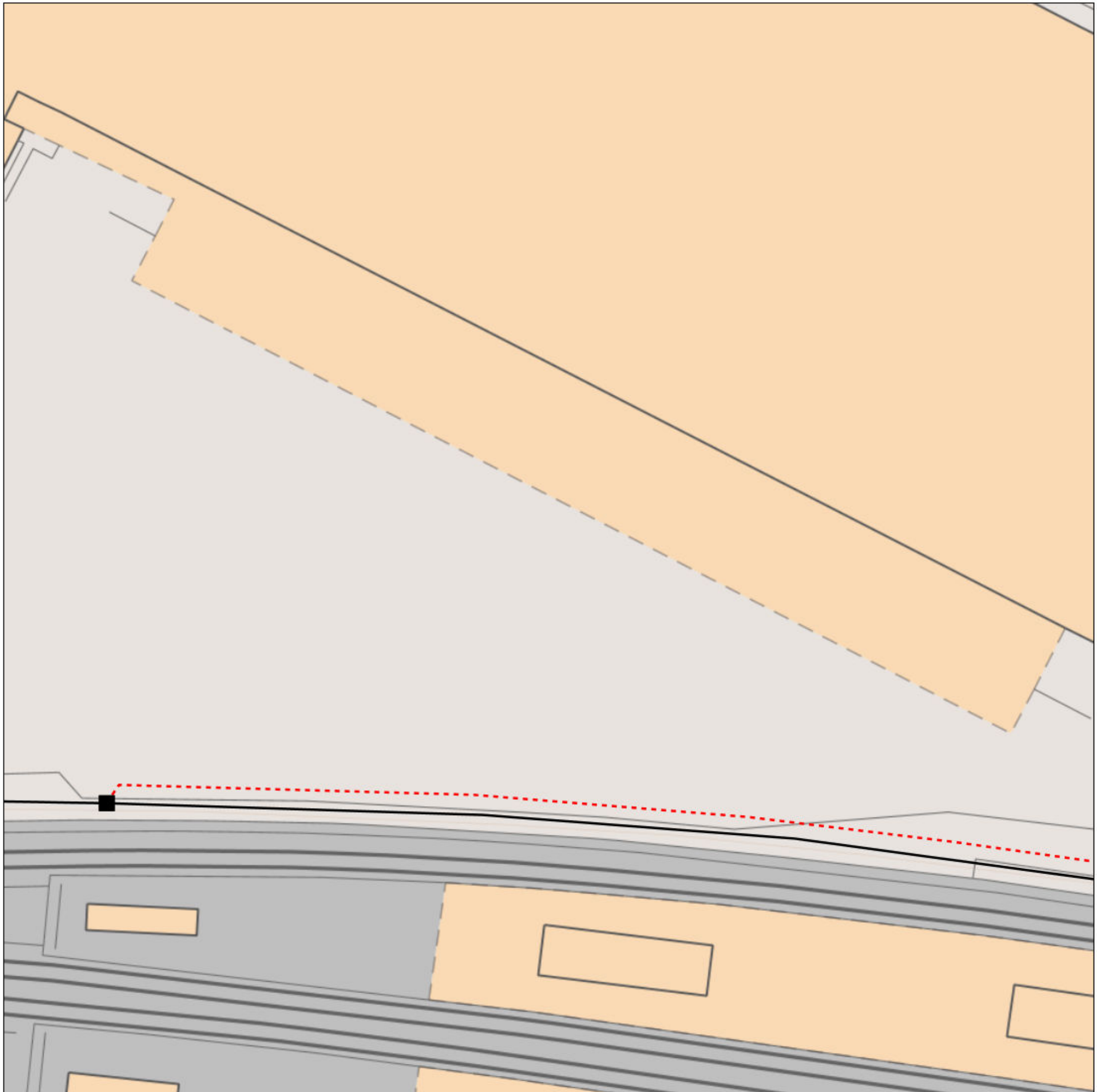
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Easting/Northing : (centre) 471300,174050

Issued : 01/02/2019 15:45:03

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KEY TO BT SYMBOLS

	<i>Planned</i>	<i>Live</i>	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>		
Power Cable						
Power Duct				N/A		

BT Ref : KVV03459B

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Easting/Northing : (centre) 471370,173960

Issued : 01/02/2019 15:45:33

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

APPENDIX E

Fresh Water Infrastructure Records

Asset Location Search Water Map - ALS/ALS Standard/2018 3894324



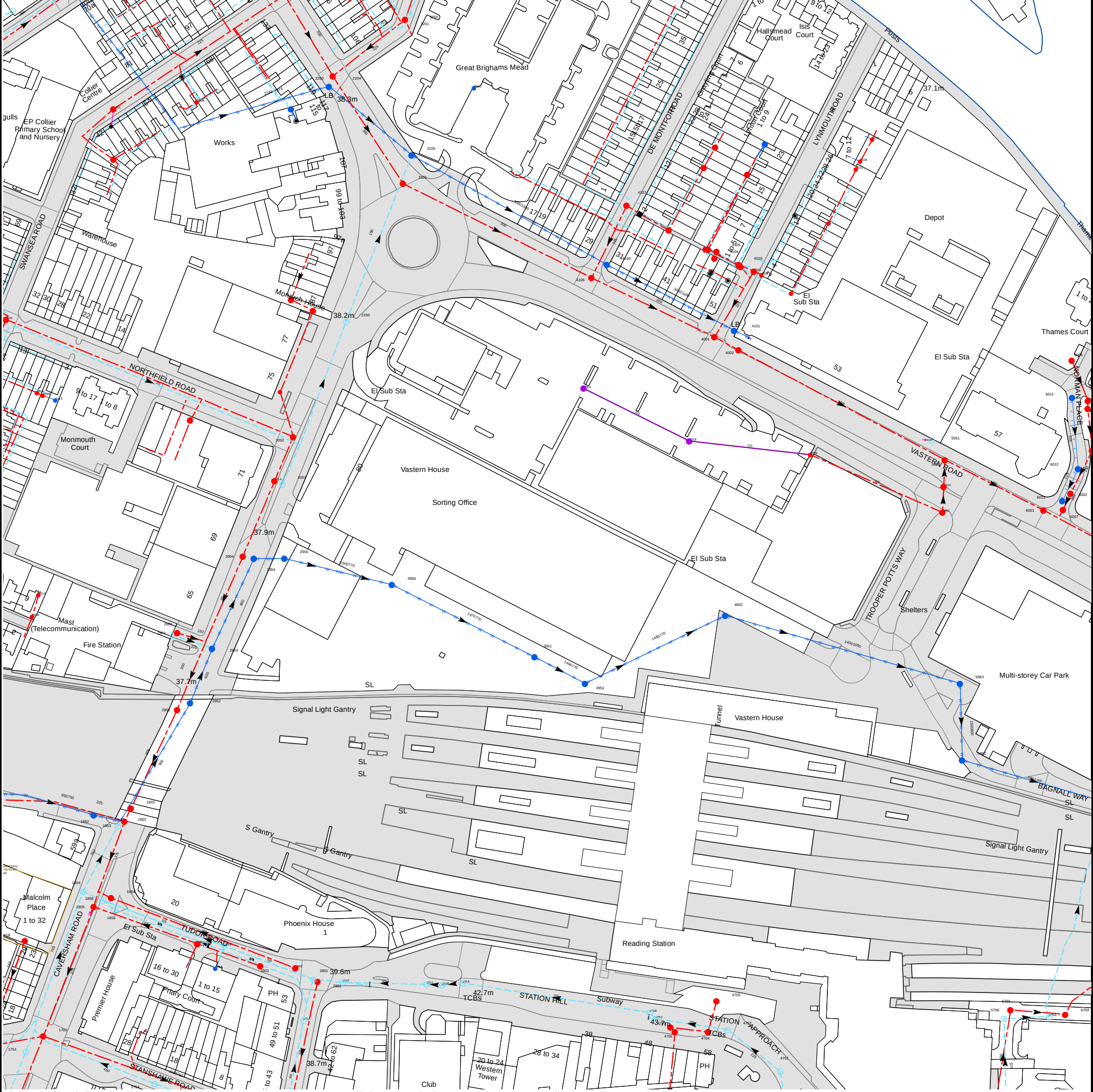
The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471389, 174004.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. 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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APPENDIX F

Sewerage Infrastructure Records

Asset Location Search Sewer Map - ALS/ALS Standard/2018 3894324



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471389,174004
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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