

Balfour Beatty
Reading Green Park Station
Station Building Utility Statement

158989-ARP-RG-BD-RP-Z-000001

P01 | 15 April 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 260708-00

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Document Verification

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Appendix A

Existing Utilities Plan

1 Introduction

1.1 Scheme Context

The proposed development of Green Park Railway Station, together with a transport interchange, multi-storey car park, surface car park and access road was granted full planning permission by Reading Borough Council (Ref. 141944) and West Berkshire Council (Ref. 14/03289/COMIND) in spring 2015.

A subsequent planning permission was applied for to relocate the proposed station further South from the position shown in the documents noted above. This revised planning application was granted by Reading Borough Council (Ref. 181195), West Berkshire Council (Ref. 18/01451/COMIND) and Wokingham Borough Council (Ref. 181514). This revised application does not include the proposed station building, which was a later addition to the scheme.

This planning application is concerned with the proposed station building which will house ticketing facilities, staff accommodation, retail offering and toilet facilities.

1.2 Site Location and Description

The application site is located adjacent to the BKE railway line running from Southcote Junction in the North to Basingstoke in the South. The building will be situated between the rear of the proposed East platform and the proposed interchange development.

1.3 Report Scope

This report will outline any existing constraints placed upon the proposed building by existing utilities, as well as defining what new services are likely to be needed. This report examines this in the context of the proposed station building only and does not include services routed to the building from the rest of station covered under separate planning applications.

Reference should also be made to the 'Utility Infrastructure Site Appraisal' document produced by Peter Brett Associates as part of the planning application for the relocated station.

Information contained within this document is based on a services search (ref SET182719) carried out by Network Rail and provided to Arup on 24th July 2018.

2 Existing Utility Infrastructure

2.1 Introduction

This section is provided to outline the existing services in the vicinity of the proposed station building. This includes any services that are being installed or diverted as part of the main station works and are thus covered by the resubmitted station planning application. Existing Utilities are shown on the plan in Appendix A.

2.2 Electricity

Scottish and Southern Energy (SSE) is the distribution network operator for the area in which the site is located.

132kV High Voltage Network

Overhead 132kV lines are located to the south of the station building and pass over the entire station in a northerly orientation

33kV High Voltage Network

Buried 33kV cables in ducts are being diverted as part of the main station scheme to pass across the site to the east of the proposed station building.

11kV High Voltage Network

There are no 11kV lines in the immediate vicinity of the proposed station.

2.3 Gas

Southern Gas Networks (SGN) is the gas transporter for the area in which the site is located.

There is no existing gas infrastructure in the immediate vicinity of the proposed station building.

2.4 Telecommunications

The services search has shown that both BT OpenReach and Fibrenet have cables in the vicinity of the proposed station building.

2.5 Potable Water

Thames Water is the water transporter who own and maintain the majority of the potable water infrastructure for the area in which the site is located.

There are no existing water mains within the immediate vicinity of the proposed station building.

2.6 Waste Water

Foul Water Drainage

Thames Water is wastewater undertaker for the area in which the site is located.

There is no record of any Thames Water foul sewers within the vicinity of the proposed station building.

Surface Water Drainage

There is no record of surface water drainage sewers in the vicinity of the proposed station building.

2.7 Network Rail Lineside Cables

There are numerous Network Rail cables within the rail corridor adjacent to the proposed station building.

3 Proposed Utility Infrastructure

3.1 Introduction

This section outlines the proposals for the utility infrastructure that will be required for the proposed station building. This does not include the requirements for the rest of the station covered under a separate planning application.

3.2 Electricity

The proposed station building will be supplied with electricity from the main station incoming supply which feeds into a new DNO cubicle situated near the station footbridge. The incoming supply will be from the adjacent Green Park Village development from a private substation.

3.3 Gas

No connections to the gas network are proposed as part of this development

3.4 Telecommunications

The proposed station building will be supplied with telecoms connectivity from the main station telecoms room situated near the station footbridge.

3.5 Potable Water

A new potable water connection will be required to be connected to the interchange. This will be fed from the new connections being provided into the adjacent Green Park Village development.

3.6 Waste Water

Foul Water Drainage

Foul water from the proposed station building will be connected through the interchange into a new system being installed as part of the adjacent Green Park Village development and ultimately connecting to the existing foul drainage network.

Surface Water Drainage

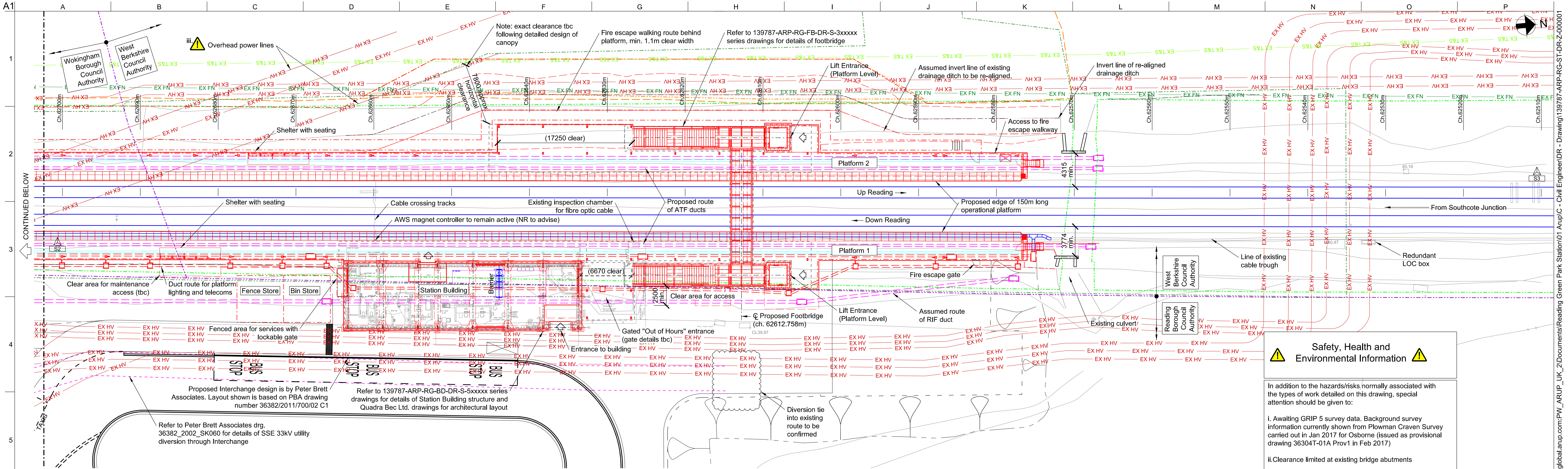
Surface water will be drained from the building into a new system being installed as part of the interchange works.

3.7 Network Rail Lineside Cables

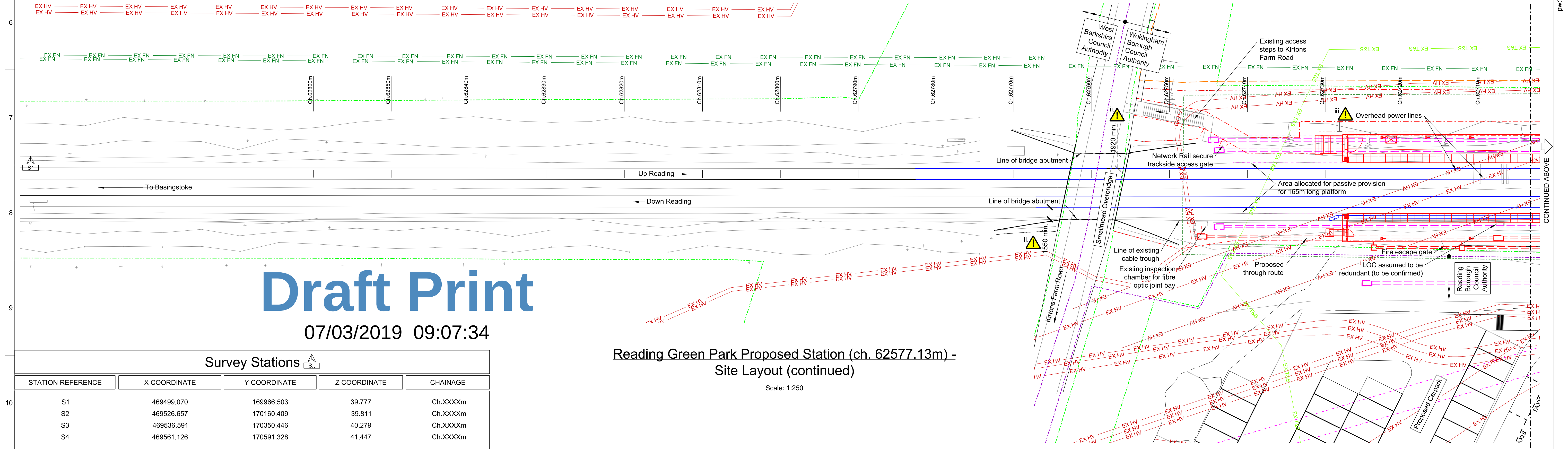
Any Network Rail cables needing to be moved or diverted will be agreed with Network Rail.

Appendix A

Existing Utilities Plan



Reading Green Park Proposed Station (ch. 62577.13m) - Site Layout
Scale: 1:250



Reading Green Park Proposed Station (ch. 62577.13m) - Site Layout (continued)
Scale: 1:250

Notes:

- This drawing is to be read in conjunction with all relevant Engineers drawings, reports and specifications.
- Any discrepancies in the information provided should be immediately reported to the Engineer prior to the commencement of work.
- All levels are shown in metres above Ordnance Datum (mAOD) unless noted otherwise.
- All dimensions are in metres unless noted otherwise.
- Do not scale from this drawing, only figured dimensions and levels to be used.
- Chainage datum is 62764.4m at the 39m mile post. Chainage references presented on the layout are measured along the proposed Up Reading centreline in metres.

Existing Utilities Legend:

- EX HV High Voltage
- EX T&S Telecoms and Security
- EX FN Fibrenet

General Legend:

- Network Rail Property Boundary
- Planning Boundary
- Local Authority Boundary
- Land to be transferred to Reading Borough Council
- RDAA Land Ownership Boundary
- Existing track to be modified. Refer to drawing 139787-ARP-RG-ST-DR-R-000001 for details
- Proposed fencing, refer to drawing 139787-ARP-RG-ST-DR-C-000002 for detail

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260708-00

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S0 - Initial status or WIP

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