



UTILITIES STATEMENT

FOR

**THE DEMOLITION OF EXISTING STRUCTURES AND
REDEVELOPMENT TO FORM A CARE HOME (CLASS C2),
COMMUNAL AND ANCILLARY FACILITIES, ASSOCIATED
PARKING AND LANDSCAPING**

LOCATED AT

**199-203 HENLEY ROAD AND LAND TO THE REAR OF 205-
207 HENLEY ROAD, CAVERSHAM RG4 6LJ**

ON BEHALF OF

SIGNATURE SENIOR LIFESTYLE DEVELOPMENTS LTD

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1.0 Introduction

This utilities statement has been prepared by Harniss Consulting Ltd on behalf of Signature Senior Lifestyle Developments Ltd to provide a summary of the incoming and external services to be provided to the proposed care home off Henley Road, Caversham.

The statement has been produced as part of a desktop survey of the site and building services requirements of the care home, to detail the loadings and locations of incoming services.

The statement is to be read in conjunction with External Services drawing 1608-ME-600 Rev P1 in Appendix A and Drainage Layout SIG29-DR-00-01 Rev P5 in Appendix B.

2.0 Required Statutory Services Provision

The new care home will require new statutory services supplies for the following:

- Electrical Power
- Telecoms & Data
- Natural Gas
- Water
- Foul Drainage
- Surface Water Drainage

3.0 External Site Services Provision

External services provisions running within the site are as follows:

- New statutory supplies (as above in 2.0)
- Temporary Generator Connection Point
- Street Lighting
- Car Park Lighting
- External Pathway and Garden Lighting
- Drainage
- Power for Electric Car Charging

4.0 Statutory Services Requirements

The following services shall be procured by The Developer as part of the works to develop the entire site at Henley Road, Caversham. A Care Home will be built on the site by Signature Senior Lifestyle Developments. The developer will install new utility services within the services zone connecting the development with the highway in accordance with National Joint Utilities Guidelines (NJUG). Liaison with the statutory authorities and the design of these services will be by the Developer and their representatives. With the exception of the electrical power supply all other utilities shall be terminated outside the service zone with appropriate connection points, isolation valves and metering within suitable access chambers, to enable the services to be extended onto the care home site. The electrical supply to the care home shall be a continuous cable from the sub-station to the LV switch room located inside the building, with the cables routed in the service zone.

4.1 Electrical Power

Based on previous developments of this nature and information provided by Signature Senior Lifestyle Developments, the proposed scheme at Henley Road, Caversham will require an incoming supply capacity of 227 kVA. This we understand will be provided from a new off-site sub-station provided for the development. Provision will be required for district network operator (DNO) cabling to the agreed sub-station location and from the sub-station location to the care-home electrical intake/switch room. The route of the cabling from the sub-station to the care home shall consider future access requirements and associated easements.

4.2 Telecoms & Data

The following incoming lines will be required:

- 2No. Red Care lines
- 100No. Standard BT lines
- 2No. ISDN lines

Signature Senior Lifestyle Developments will make applications for the telephone lines.

4.3 Natural Gas

The required incoming gas supply for the site will be 688kW. The pipework will be sized by the contractor to ensure the maximum pressure drop between the authority meter and the further outlet does not exceed 1mbar.

4.4 Water

Mains water supplies will be required to serve the development with potable water and possibly a separate fire supply however, it is likely that the cold water storage and sprinkler tank will be combined into one tank in accordance with BS9251, providing Thames Water have no objections to this proposal

The water supply company will calculate demand units based on the following preliminary information:

- 114 No. wash basins
- 98 No. w/c flushing
- 3 No. baths
- 91 No. showers
- 56 No. sinks (tap size 15mm)
- 6 No. sinks (tap size >15mm)
- 8 No. commercial scale appliances

It is anticipated that the following mains water supply sizes would be typical for the site:

- 1No. MDPE water supply
- 1No. MDPE unmetered water supply to serve 1 new Fire Hydrant (If an existing fire hydrant is available this will need to be within 100m of the hard standing area of the building where the fire tender will park, if a new fire hydrant is required because an existing hydrant does not exist to the criteria above, then a new hydrant will be required within 90m of the hard standing area where the fire tender will park to serve the Signature building).

4.5 Foul & Surface Water Drainage

A below ground drainage design shall be completed by Clark Smith Partnership. CSP have provided the following discharge rates for the site:

- Foul Water - 2.48 l/s including discharge from the laundry
- Surface Water - 0.00 l/s

4.6 Additional Services For Future Development

The Developer shall make an assessment of potential future demands for statutory services for development on the site adjacent to the Signature Senior Lifestyle Developments site. Any services required outside the Signature Senior Lifestyle Developments site will not be considered as part of the applications made on behalf of Signature Senior Lifestyle Developments.

5.0 External Site Services

The following external site services shall be provided by Signature Senior Lifestyle Developments Ltd as part of the main contract works.

5.1 Temporary Generator Connection Point

A temporary generator connection point shall be provided on the side of the care home building to enable the care home to operate in the event of a mains power failure. The connection point shall be positioned locally to a car parking space, where a temporary generator can be located.

5.2 Adoptable Street Lighting

The Developer shall provide adoptable street lighting to the roadways as necessary to meet the requirements of the relevant British Standards and adoptable local authority/highways requirements.

5.3 External Lighting

External lighting shall be provided to the car park, pathways and garden areas as required.

5.4 External Drainage

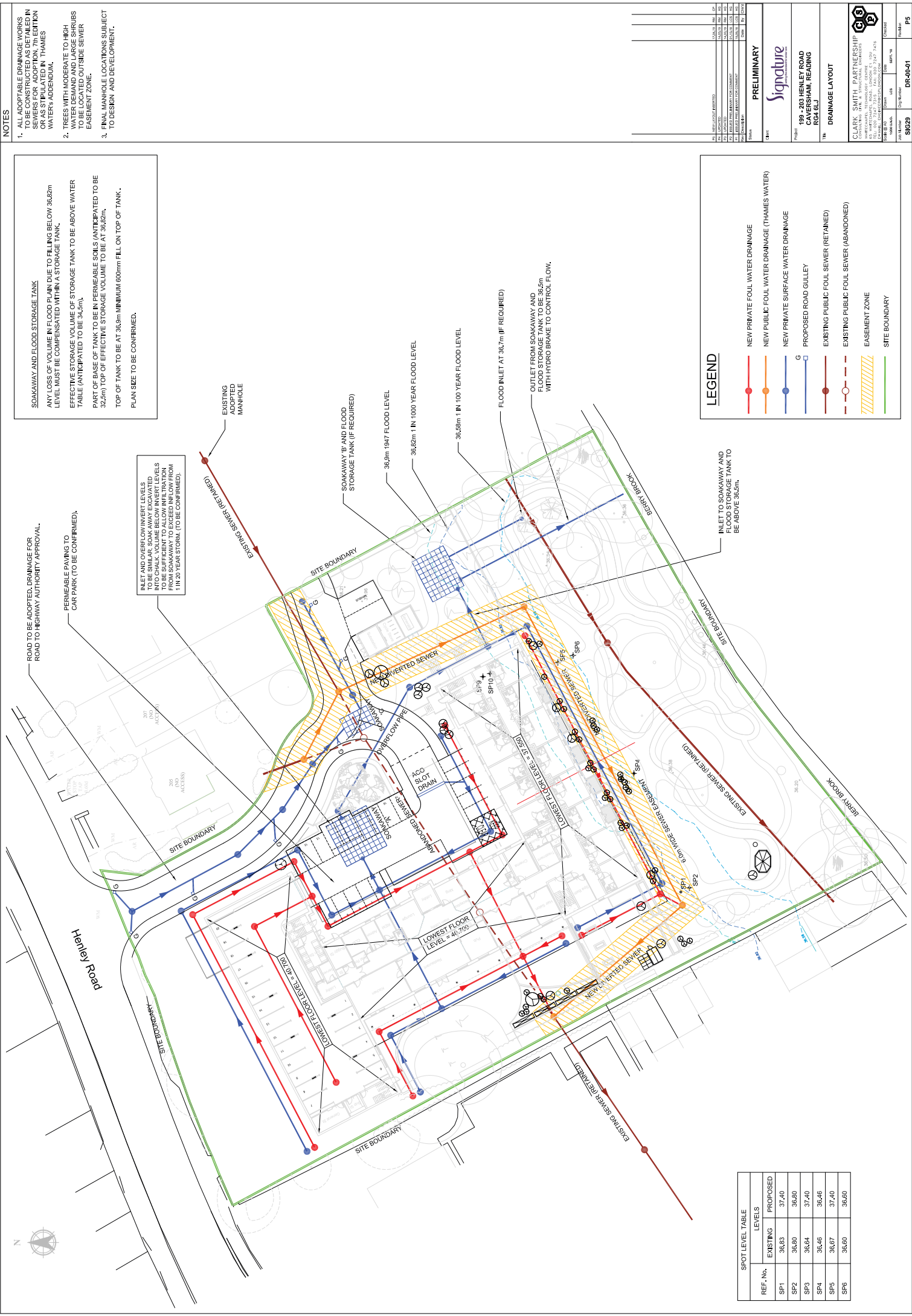
Suitable surface water drainage systems shall be provided to all car park and roadway areas.

5.5 Electric Car Charging Points

Power to 2no electric car charging points shall be provided to the car park in locations to be agreed with the development team.

6.0 Appendix A – External Services Layout

7.0 Appendix B – Drainage Layout



- NOTES**
1. ALL ADOPTABLE DRAINAGE WORKS TO BE CONSTRUCTED AS DETAILED IN THE DRAINAGE LAYOUT, EITHER AS STIPULATED IN THE DRAINAGE LAYOUT, OR AS STIPULATED IN THE DRAINAGE LAYOUT, OR AS STIPULATED IN THE DRAINAGE LAYOUT.
 2. TREES WITH MODERATE TO HIGH VALUE TO BE LOCATED OUTSIDE SEWER EASEMENT ZONE.
 3. FINAL MANHOLE LOCATIONS SUBJECT TO DESIGN AND DEVELOPMENT.

LEGEND

- NEW PRIVATE FOUL WATER DRAINAGE
- NEW PUBLIC FOUL WATER DRAINAGE (THAMES WATER)
- NEW PRIVATE SURFACE WATER DRAINAGE
- PROPOSED ROAD GULLY
- EXISTING PUBLIC FOUL SEWER (RETAINED)
- EXISTING PUBLIC FOUL SEWER (ABANDONED)
- EASEMENT ZONE
- SITE BOUNDARY

SPOT LEVEL TABLE

REF. No.	LEVELS	
	EXISTING	PROPOSED
SP1	36.83	37.40
SP2	36.80	36.80
SP3	36.64	37.40
SP4	36.46	36.46
SP5	36.67	37.40
SP6	36.60	36.60

PRELIMINARY

Signature

199-203 HENLEY ROAD
CAVERSHAM, READING
RG4 6LJ

DRAINAGE LAYOUT

CLARK SMITH PARTNERSHIP
WATER & SEWERAGE ENGINEERS
115, 116 & 117, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 248-249, 250-251, 252-253, 254-255, 256-257, 258-259, 260-261, 262-263, 264-265, 266-267, 268-269, 270-271, 272-273, 274-275, 276-277, 278-279, 280-281, 282-283, 284-285, 286-287, 288-289, 290-291, 292-293, 294-295, 296-297, 298-299, 300-301, 302-303, 304-305, 306-307, 308-309, 310-311, 312-313, 314-315, 316-317, 318-319, 320-321, 322-323, 324-325, 326-327, 328-329, 330-331, 332-333, 334-335, 336-337, 338-339, 340-341, 342-343, 344-345, 346-347, 348-349, 350-351, 352-353, 354-355, 356-357, 358-359, 360-361, 362-363, 364-365, 366-367, 368-369, 370-371, 372-373, 374-375, 376-377, 378-379, 380-381, 382-383, 384-385, 386-387, 388-389, 390-391, 392-393, 394-395, 396-397, 398-399, 400-401, 402-403, 404-405, 406-407, 408-409, 410-411, 412-413, 414-415, 416-417, 418-419, 420-421, 422-423, 424-425, 426-427, 428-429, 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