

Queen Victoria Street

Reading

RG1 1SY



Utilities Report

July 2018

Contents

INTRODUCTION	3
UTILITIES SERVICES	4
Incoming Services	4
Gas supply.....	4
Electrical supply.....	4
Water supply.....	5
BT	5
Drainage	5
APPENDIXES	6
Appendix A - Proposed Utilities Layout - Basement	
Appendix B - Drainage Layout - Ground Floor	
Appendix C - Utility Tracking Document	

INTRODUCTION

This report shows the Utilities Services for the new development for Queen Victoria Street in Reading. The proposal consists of the internal change of use from B1 Office to C1 Serviced Apartments. 19No. units will be designed from the 1st to 3rd floor of the historical building at 17-23 Queen Victoria Street.

The development of the existing building presents an opportunity to add value and reduce the carbon emissions through improvement energy efficient design.

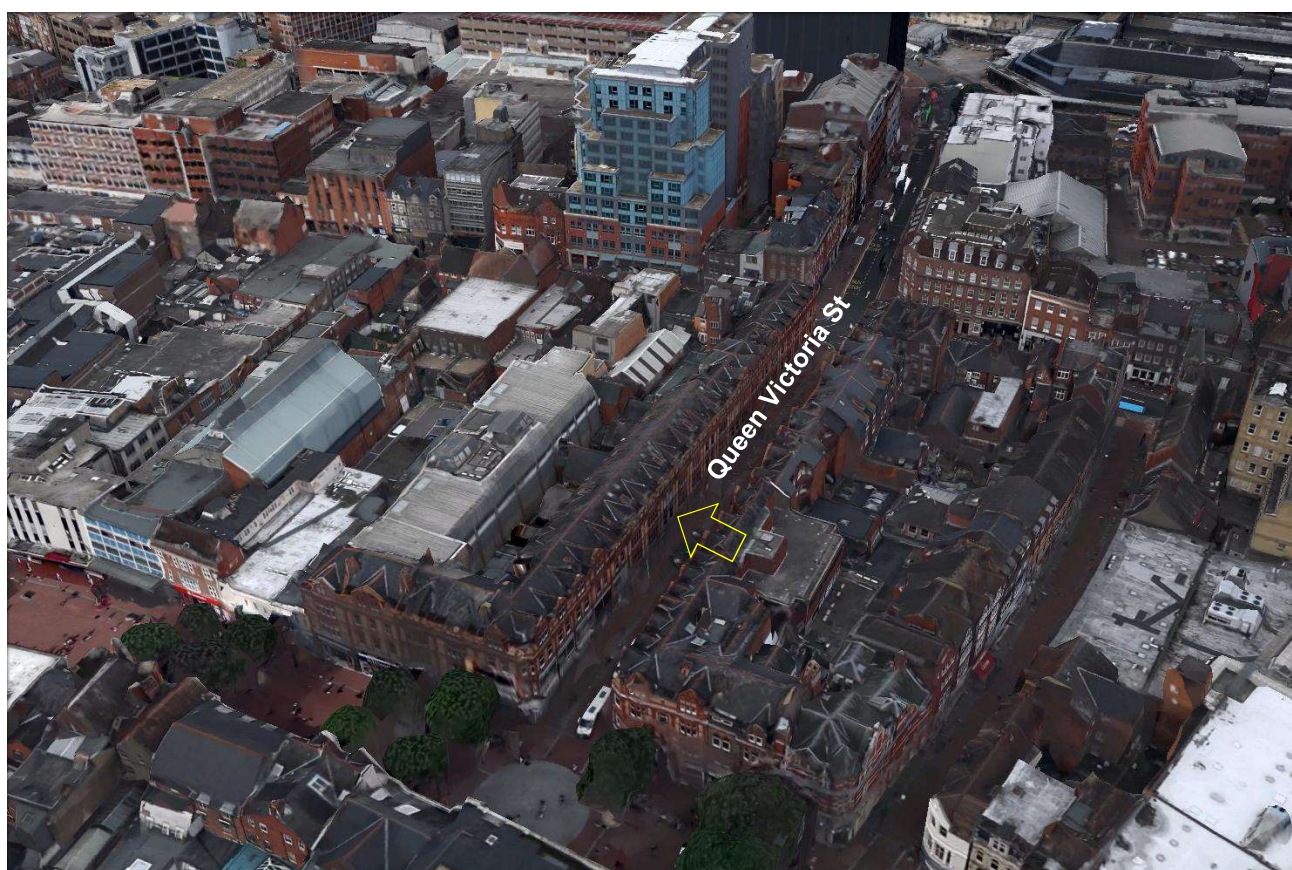


Figure 1: Google Earth view

The project consists of the conversion of the interior plans of the buildings from commercial to serviced apartments units. It is proposed to retain the existing historical building while amending the internal plan of the upper floors. No changes are proposed to the ground floor.

19No. units will be located from the first to the third floor. The staircases of both of the buildings will be retained.

UTILITIES SERVICES

Incoming Services

The proposed development of 19No. units will be served from the existing mains infrastructure at the front of the site in Queen Victoria Street.

Gas supply

A new dedicated gas supply and tenancy meters will be brought into the basement in a dedicated naturally ventilated meter room.

The room will be ventilated at high and low level to 3% of the floor area.



Electrical supply

A new single UKPN service to enter the basement and distribute, via a Ryefield fuseboard, providing single metered supplies to each apartment.

Subject to UKPN.



Water supply

One dedicated water supply will serve the development.

Each supply will serve a cold water storage tank and booster set, WRAS approved, which will supply each flat with dedicated meter supply and pressure control valve.



BT

Ducts and plant space will be provided at basement level to allow internet, phone and TV cables to enter the basement.



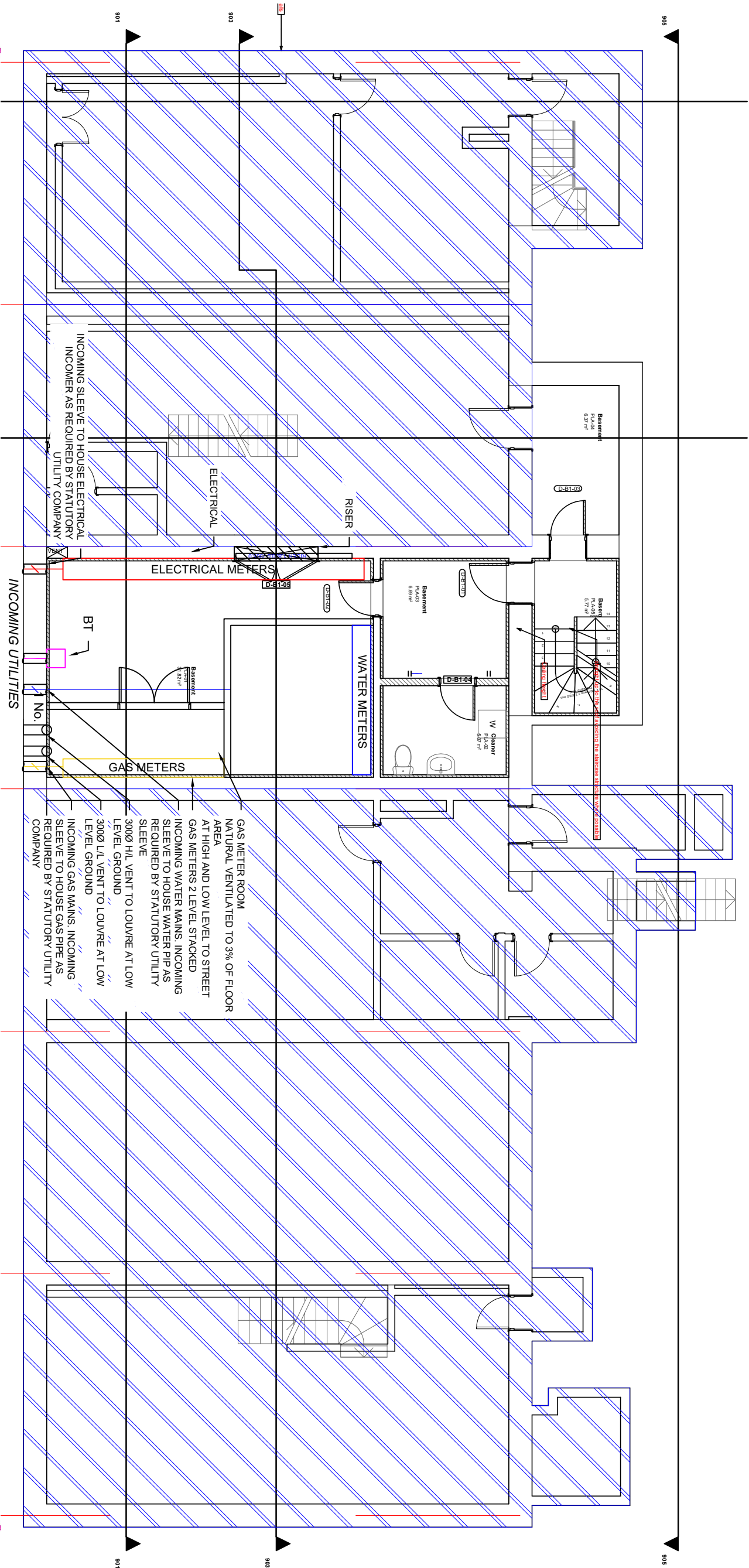
Drainage

The existing below ground drainage will be modified to receive the new units drainage.

See attached layout.

APPENDIXES

- NOTES**
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
 2. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
 3. DO NOT SCALE FROM THIS DRAWING.



NOTE—Surveyor was unable to locate/trace all service feeds to adjacent property at time of survey.

Gully - unknown
discharge point - silted

ITL cover seized
same

BT cable riser,
unable to trace due
to poor signal

GV - no trace

WSV - no trace

WSV - no trace

WSV - no trace

Gully - unknown
discharge point-limited access

NOTE - Surveyor was unable to locate/trace all service feeds to adjacent property at time of survey.

MSV - no trace

C2	30/05/18	WW	N
	CONTRACT ISSUE		
S2	21/07/17	WW	C
S1	16/03/17	CC	C
REV	DATE	DESCRIPTION	DNM

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QUEEN VICTORIA STREET

AVENUE INVESTMENTS LTD

**MAIN SERVICES
INCOMING SERVICES AND RISERS
POSITIONS – BASEMENT**

DATE	21/07/2017	CMC'D BY	WMW	PASSED BY	GE
SCALE	1:50 @ A0	STATUS	CONTRACT ISSUE		

017-001-MS-B-9900

[illegible]

NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
3. DO NOT SCALE FROM THIS DRAWING.
4. THIS DRAWING IS ISSUED FOR DESIGN INTENT ONLY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETAIL THE SETTING OUT AND CO-ORDINATION OF THE SERVICES WITH BUILDING FABRIC DETAILS
5. THE WHOLE OF THE SANITARY SERVICES INSTALLATION AND SHALL COMPLY WITH BS EN 12056, BS EN 752 AND THE LOCAL AUTHORITY REQUIREMENTS.
6. THE PIPEWORK IS TO BE FIRE STOPPED WHEN PENETRATING COMPARTMENT WALLS AND FLOORS CAST IRON & COPPER -FIBRE GLASS PACK WITH CONCRETE BACKFILL.
7. ALL PIPEWORK IS TO BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
8. ALL EXPOSED PIPEWORK TO BE CHROMIUM PLATED
9. REFER TO SCHEDULES FOR PIPEWORK MATERIALS.
10. DEPTH OF TRAP SEAL AS FOLLOWS :
 - LAVATORY BASINS: -32mmØ x 75mm SEAL
 - SINKS: -40mmØ x 75mm SEAL
 - SHOWERS: -40mmØ x 75mm SEAL

ALL PIPEWORK IS TO BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

LEGEND:

- *WP: WASTE PIPE
- *WHB: WASH HAND BASIN
- *WC: WATER CLOSET
- *RE: RODDING EYE
- *VP: VENT PIPE
- *RWP: RAINWATER PIPE
- *HL: HIGH LEVEL
- *LL: LOW LEVEL
- *TA: TO ABOVE
- *TB: FROM BELOW
- *SWP: SOIL WASTE PIPE

LINE TYPE:

- SOL WASTE PIPE
- VENT PIPE
- EXISTENT SOL WASTE STACK/PIPE
- NEW SOL WASTE PIPE
- BELOW SLAB/GROUND
- EXISTENT SOL WASTE PIPE
- BELOW GROUND

S3	13/07/18	TENDER	CC	MH
S2	31/03/17	PLANNING SUBMIT	CC	MH
S1	16/03/17	DRAFT ISSUE	AP	GB
REV	DATE	DESCRIPTION	DMN	CHK'D

CES
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Website: www.c-es-london

CLIENT

QUEEN VICTORIA STREET

AVENUE INVESTMENTS LTD

TITLE

PUBLIC HEALTH SERVICES
DRAINAGE LAYOUT
GROUND FLOOR

DATE	09/03/2017	DWG BY	AP	PROJ BY	GB	
SCALE	1:50@A1	SHEET	PLANNING SUBMIT			
DWG. NO.	017-001-PD-00-4001				REV.	S

Utility Tracking Document

PROJECT:	Queen Victoria Street
PROJECT NO:	017-001
SCH REF:	CES-8353
AUTHOR:	T. Cain/W. West
DATE:	13/07/2018
REVISION:	2
WORK STAGE:	Tender

UTILITY	SUPPLIERS	RECORD INFORMATION REQUIRED	EXISTING MPAN NO / METER NO BILLED FOR:	DISCONNECTION OF EXISTING SERVICE REQUIRED	CES ENQUIRY DATE	SITE VISIT TO SURVEY METERS	METERS FOUND ON SITE	DISCONNECTION PROGRAMME	INFORMATION ISSUED	TARGET DATE DISCONNECTION REQUIRED	UTILITY QUOTATION RECEIVED	QUOTATION SUM	COMMENT	RISK
Existing Electrical Metering	S&SE	Yes	Not known	Yes	Contractor requirement to undertake	n/a								
Existing Telecoms														
Existing Gas	Squire Energy/Cadent	Yes	tbc	Yes	04/06/2018	n/a	tbc			04/09/2018				Payment of quote/fee before application becomes void
Existing Water	Thames Water	Yes	tbc	Yes	04/06/2018	n/a	tbc			04/09/2018				Payment of quote/fee before application becomes void
Existing Drainage	Thames Water	Yes	tbc	No	04/06/2018	n/a	tbc							Payment of quote/fee before application becomes void

SUPPLIER/MANUFACTURER

NOTES

ISSUE SUMMARY AND SIGN OFF

REVISION	DATE	DESCRIPTION	SIGN OFF
1	08/06/2018	For Comment/Review	GB
2	13/07/2018	For Comment/Review	GB

Utility Tracking Document

PROJECT:	Queen Victoria Street
PROJECT NO:	017-001
SCH REF:	CES-8353
AUTHOR:	T. Cain/W. West
DATE:	13/07/2018
REVISION:	2
WORK STAGE:	Tender

UTILITY	SUPPLIERS	NEW SERVICE CONNECTION REQUIRED	SIZE OF NEW CONNECTION	APPLICATION REF. NUMBER	INFORMATION RECEIVED FROM UTILITY ORGANISATIONS	TARGET DATE FOR NEW CONNECTION	UTILITY QUOTATION RECEIVED	QUOTATION SUM	EXPIRY DATE	QUOTATION ISSUED	COMMENT	RISK
Electrical - New Supply	Scottish & Southern Electricity	Yes - application made on the 3rd April 2017.	200A TP&N - 140 KVA	EJC024	Acknowledgement letter email received dated 4th April 2017 from Richard Beachem of SSE	tbc	EJC024/1	£21,173.74		Quotation issued to Theofanis at Scenario architects 22nd May 2017 cc Mike Wilson		
Electrical - Temporary Substation Supply 1	Scottish & Southern Electricity	To be arranged by the main contractor utilising the existing service as needed.	Main contractor to confirm from load requirements	n/a		tbc						
Electrical - Temporary Substation Supply 2	Scottish & Southern Electricity	To be arranged by the main contractor utilising the existing service as needed.	Main contractor to confirm from load requirements	n/a		tbc						
Electrical Utility Metering												
Telecoms												
Telecoms												
Telecoms												
Telecoms												
Telecoms												
Gas	Squire Energy/Cadent	Yes	tbc	tbc	No	04/11/2019	No	tbc	tbc	No	Access to site required by Squire Energy engineers to produce full site report. Architect/Project Manager to authorise access	Network capacity at time of switch over/Application or quote expiry
Water	Thames Water	Yes	63mm	D56049465/1016 058941	12.06.18	04/11/2019	Yes	£ 7,595.00	tbc	12.06.18	Budget quote received; Contact - Helen Diamond 0800 009 3921 Helen.diamond@thameswater.co.uk	Network capacity at time of switch over/Application or quote expiry

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