

# Queen Victoria Street

Reading

RG1 1SY



## Utilities Statement Report

March 2017

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# INTRODUCTION

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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 office to residential. No. 19 units will be designed from the 1<sup>st</sup> to 3<sup>rd</sup> 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 residential 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.

19 flats will be located from the first to the third floor. The staircases of both of the building will be retained.

# UTILITIES SERVICES

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## Incoming Services

The proposed development of 19 No. flats 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, single metered supplies to each apartment.

Subject to UKPN.



## Water supply

One dedicated water supply will serve the flats.

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 flats drainage.

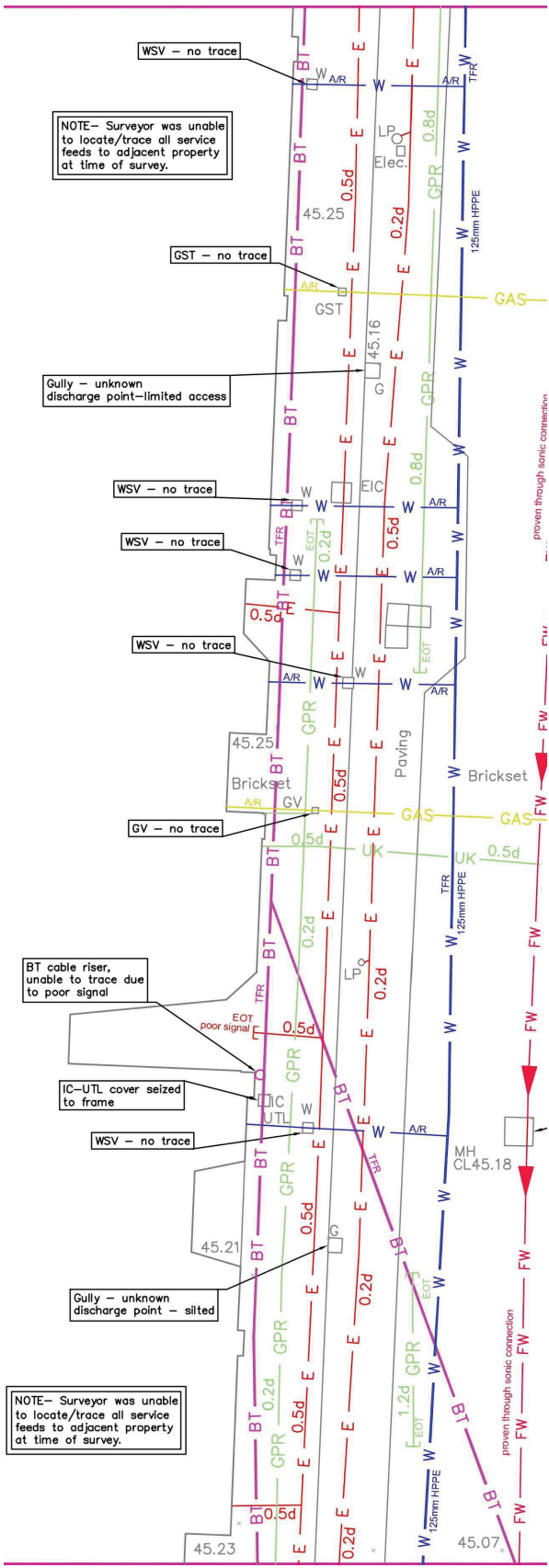
See attached layout.

# APPENDIXES

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## 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.



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|-----|----------|-----------------|-----|-------|
| S2  | 31/03/17 | PLANNING SUBMIT | CC  | MH    |
| S1  | 16/03/17 | DRAFT           | CC  | GB    |
| REV | DATE     | DESCRIPTION     | DMM | CHK'D |

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OLIFFEN VICTORIA STREET

AVENUE INVESTMENTS LTD

MAIN SERVICES  
INCOMING SERVICES AND RISERS  
POSITIONS - BASEMENT

|          |                   |                        |    |           |    |
|----------|-------------------|------------------------|----|-----------|----|
| DATE     | 16/03/2017        | ONE'S BY               | CC | PASSED BY | GB |
| SCALE    | 1:50 @ A0         | STATUS PLANNING SUBMIT |    |           |    |
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