

Utilities Statement Prepared for Peveril Securities

Napier Court
Reading
Our ref: T2223208/SEL/001



Author	Approved	Version	Date	Comments
T Pajak/ Moffatt	J Laxman	1	21/11/23	
T Pajak	J Laxman	2	20/12/23	
T Pajak	J Laxman	2.1	18/01/24	Updated plans
T Pajak	J Laxman	2.2	11/03/24	Updated plans and fibre
T Pajak	C Moffatt	2.3	22/05/24	Updated plans and description
T Pajak	C Moffatt	2.4	04/06/24	Updated site plan and SOW



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1. Description of development

Full planning application for demolition of the existing three office buildings, and construction of new 11 storey buildings, with amenity space at roof level (part indoor and set back), to provide 576 residential dwellings consisting of 1, 2 and 3-bedroom apartments. The development will include ancillary facilities for residents, such as a residents' lounge, gym and communal workspace. The buildings will be set in landscaping to the front and between the buildings together with roof terraces. Parking is proposed for 39 cars and 6 motorbikes. Three internal storage spaces are proposed at ground floor for 289 bicycles and an additional 20 cycle spaces are provided externally for visitors. The site is 1.26 ha in size and stretches east to west along Napier Road, bound by the railway line to the south, Napier Road and Kings Meadow to the north, Thames Quarter to the west and a Network Rail site to the east. The site is located within the administrative boundary of Reading Borough Council and is very well connected to the train station, bus services and town centre facilities.

The following statement has been prepared to set out the considerations and strategies proposed for the utilities infrastructure for the proposed development at Napier Court, Reading; which consists of the following proposed schedule requiring supplies:

- 211no. 1 bed apartments
- 309no. 2 bed apartments
- 56no. 3 bed apartments
- 4no. landlord supplies
- 39no. electric vehicle charging point supplies (electric only)
- 4no. firefighting supplies (water only)

2. Existing Infrastructure

Safe construction of the new proposed development and having the capacity made available is reliant on an existing onsite "Napier Road" SSN substation being decommissioned, dismantled and removed, plus the disconnection and subsequent cancellation of the existing LV metered supplies.

There are 2no. Fire Authority adopted hydrants within a 90m radius of the existing development which are regarded as being sufficient to serve the proposed development. It will be at the Fire Authority's discretion if any new external hydrants are required and these will be provided within the scheme design for the proposed development.

3. Proposed infrastructure and loads

a. Electricity

HVSS propose to supply and install 2no. 1250kVA KMAN substations onsite – each terminating internally within their respective block, high voltage cabling, low voltage



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cabling, services and associated equipment that will be adopted by an OfGEM approved Network Operator.

The capacity required to service the proposed development will generate an Authorised Supply Capacity (ASC) from the respective host Network Operator of:

- a maximum **import** capacity of **2,285kVA**
- a maximum **export** capacity of **288kWp (subject to a G99 form and SSEN approval)**

A **2,285kVA** Authorised Supply Capacity (ASC) has been secured via the existing Scottish and Southern Energy Network (SSEN). SSEN have offered an initial **925kVA** upon energisation of the proposed new network with the additional **1,360kVA** being made available once the upstream network has been completed.

b. Potable Water

HVSS propose to supply and install ALPE mains, services, metering and associated equipment that will be adopted by an OfWAT approved Network Operator

The capacity required to service the proposed development will generate an Authorised Supply Capacity (ASC) from the respective host Network Operator of:

- A maximum import capacity limited to 1no. **180mm** connection.

The proposed development will require a connection via the existing network with a likely connection off the existing 150mm main within Napier Road. Each proposed building will have its own independent 90mm bulk domestic / firefighting terminating internally.

Thames Water have confirmed that they will carry out the network modelling and should any reinforcement be required will be completed by them at their expense and will take between to 6-18 months, which is within the development build timescales.

c. Communications

The development will require the supply and installation of communications cabling and associated equipment that will be adopted by an OfCOM approved Network Operator

The incoming fibre communications network shall be provided to each building via the local infrastructure from the local Exchange via existing ducting / chambers by BT Openreach.

Currently, the fastest available download speed in the area is 80Mbps – and the fastest upload is 20Mbps according to Ofcom's online broadband checker and is correct as of 11.03.24.



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Residents will have access to gigabit broadband with average speeds of 900Mbps (download and upload). Fibre optic cabling is installed directly to each home in the proposed development.

4. Enquiries and applications

Applications have been made to the relevant incumbent electricity and water networks, noting there is no gas required for the proposed development.

HVSS are in discussion with SSEN on timescales to confirm lead times for additional capacity – reinforcement plans attached below.

Thames Water confirm that there is sufficient capacity in their network to serve the first 50 properties of the proposed development. Following completion of Thames Water's modelling work, they will, if necessary, carry out reinforcement of their network, at their expense.

5. Conclusion

Electricity, fibre and water supplies can be connected to the 576no. apartments at the proposed development of Napier Court, Reading.

Any additional fire hydrants required will be provided, as required, by the Fire Authority.

6. Plans

- a. SSEN plan showing disconnection points and Points of Connection (POC)
- b. HV POC plan
- c. Thames Water Proposed Source of Water plan
- d. Thames Water plan showing existing fire hydrants
- e. Proposed BT route plan

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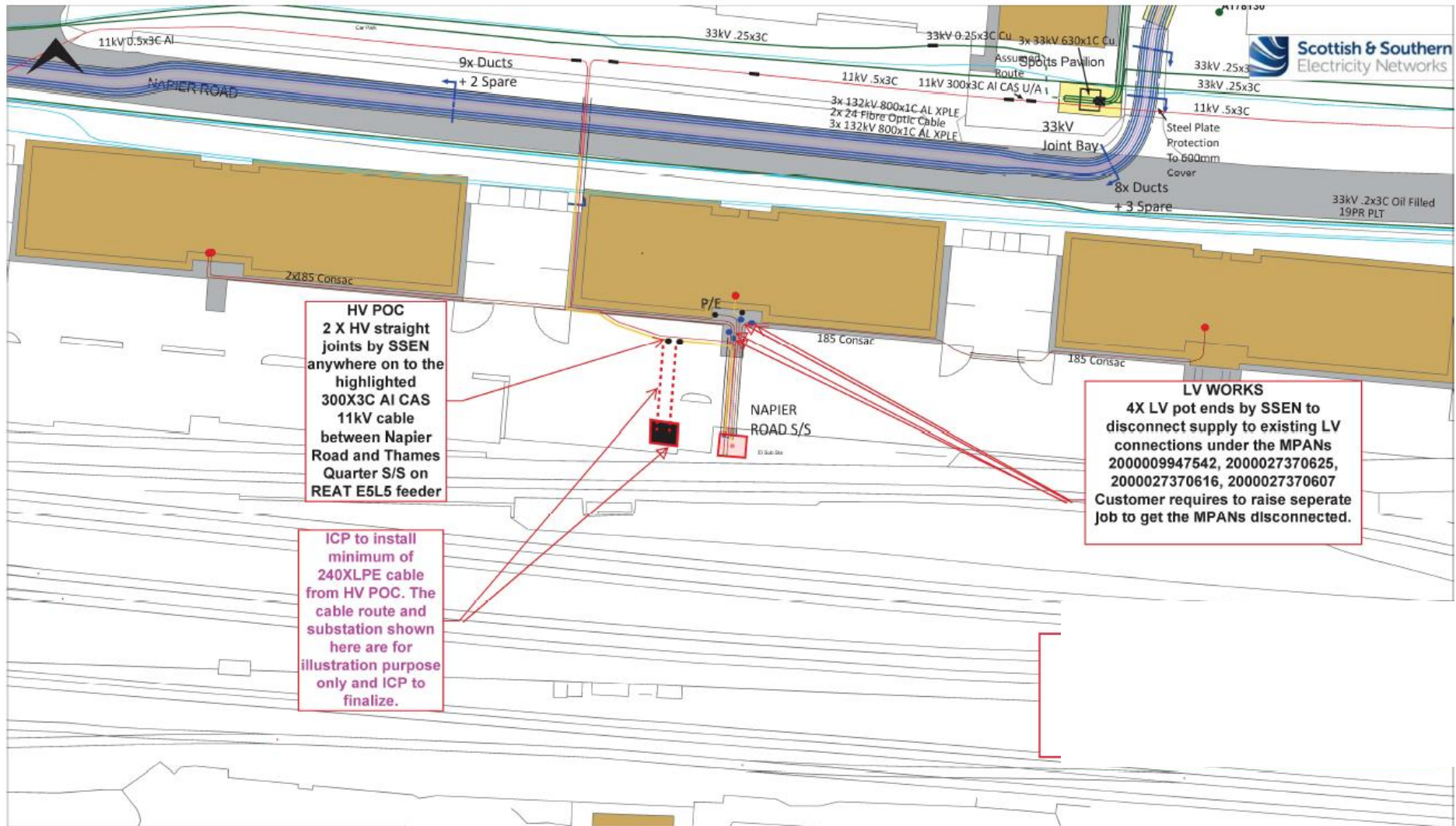
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SSEN disconnection points and POC's



WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Map Centre: 472018, 173838

Scale: 1:537

Page Size: A3

Designer Name: Pradeep, Hridya

Grid Ref: SU72017383

Plot Date: 21/04/2023

Job Number: F75672/3

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Subject to revision

Master held by SSEN Asset Data Team - Asset.Data@sse.com

If you are unsure & need to seek advice before commencing excavations please contact;

General Enquiries 0800 048 3516

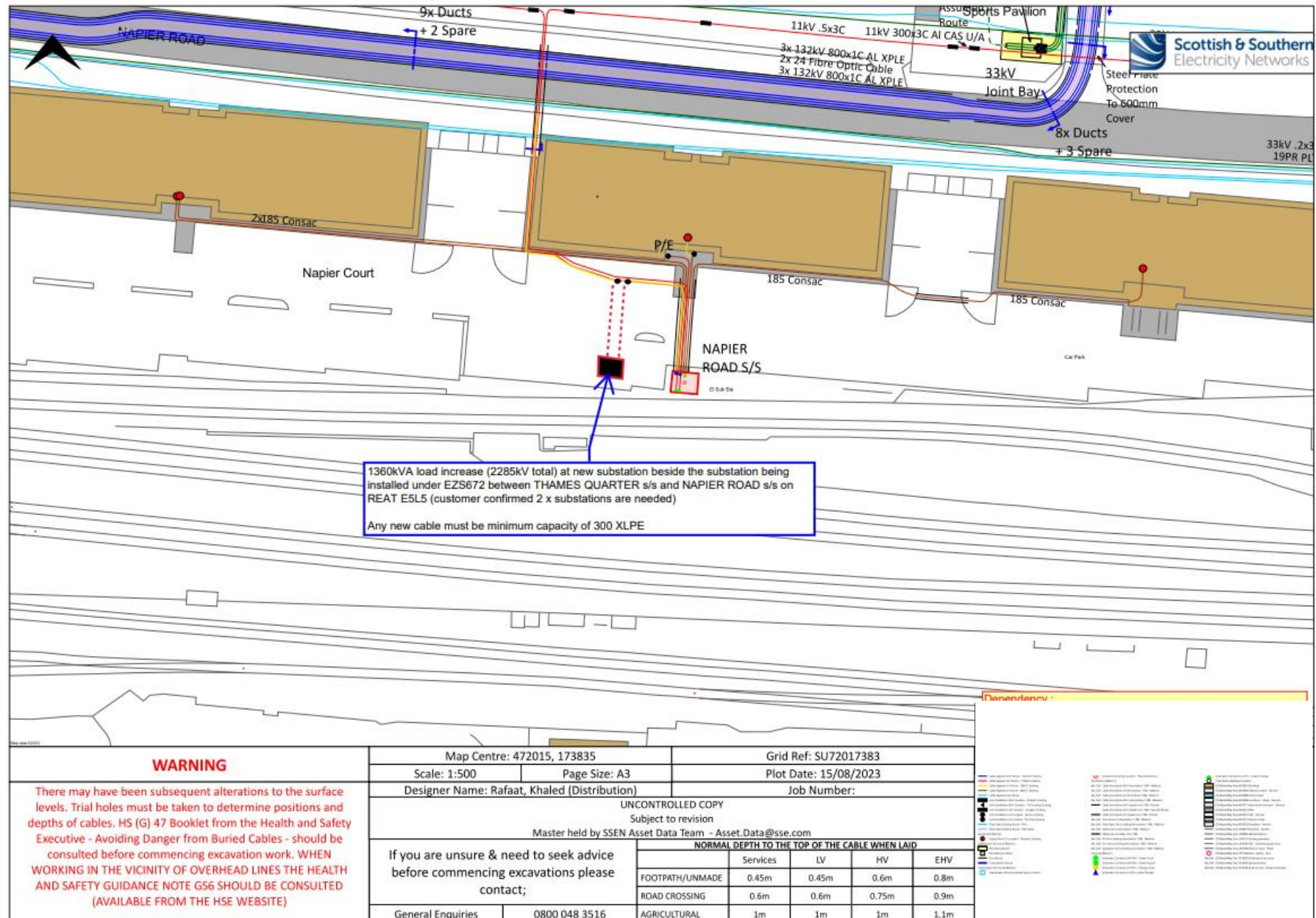
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
FOOTPATH/UNMADE	0.45m	0.45m	0.6m	0.8m
ROAD CROSSING	0.6m	0.6m	0.75m	0.9m
AGRICULTURAL	1m	1m	1m	1.1m

Legend

11kV 0.5x3C Al 33kV .25x3C 33kV 0.25x3C Cu 33kV 630x1C Cu 11kV .5x3C 11kV 300x3C Al CAS U/A 3x 132kV 800x1C AL XPLE 2x 24 Fibre Optic Cable 3x 132kV 800x1C AL XPLE 33kV Joint Bays - Steel Plate Protection To 600mm Cover 8x Ducts + 3 Spare 33kV .2x3C Oil Filled 19PR PLT	11kV 0.5x3C Al 33kV .25x3C 33kV 0.25x3C Cu 33kV 630x1C Cu 11kV .5x3C 11kV 300x3C Al CAS U/A 3x 132kV 800x1C AL XPLE 2x 24 Fibre Optic Cable 3x 132kV 800x1C AL XPLE 33kV Joint Bays - Steel Plate Protection To 600mm Cover 8x Ducts + 3 Spare 33kV .2x3C Oil Filled 19PR PLT
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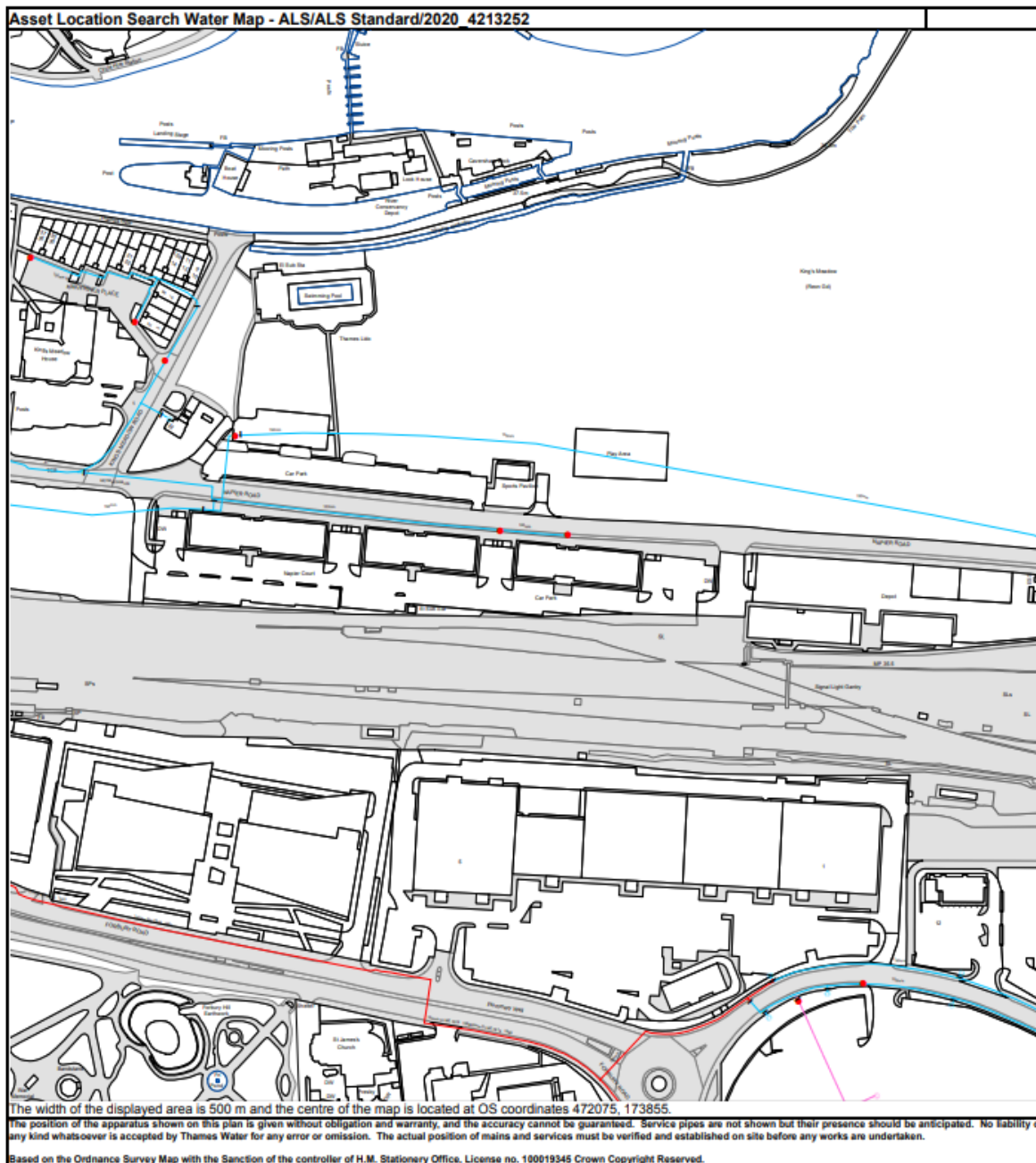
HV POC plan



Proposed Site Plan



Thames Water plan showing existing fire hydrants



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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

-  **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
-  **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
-  **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
-  **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
-  **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
-  **Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
-  **Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 6")
600mm and bigger (24" plus)	1200mm (4')

Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants

-  Single Hydrant

Meters

-  Meter

End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply

Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

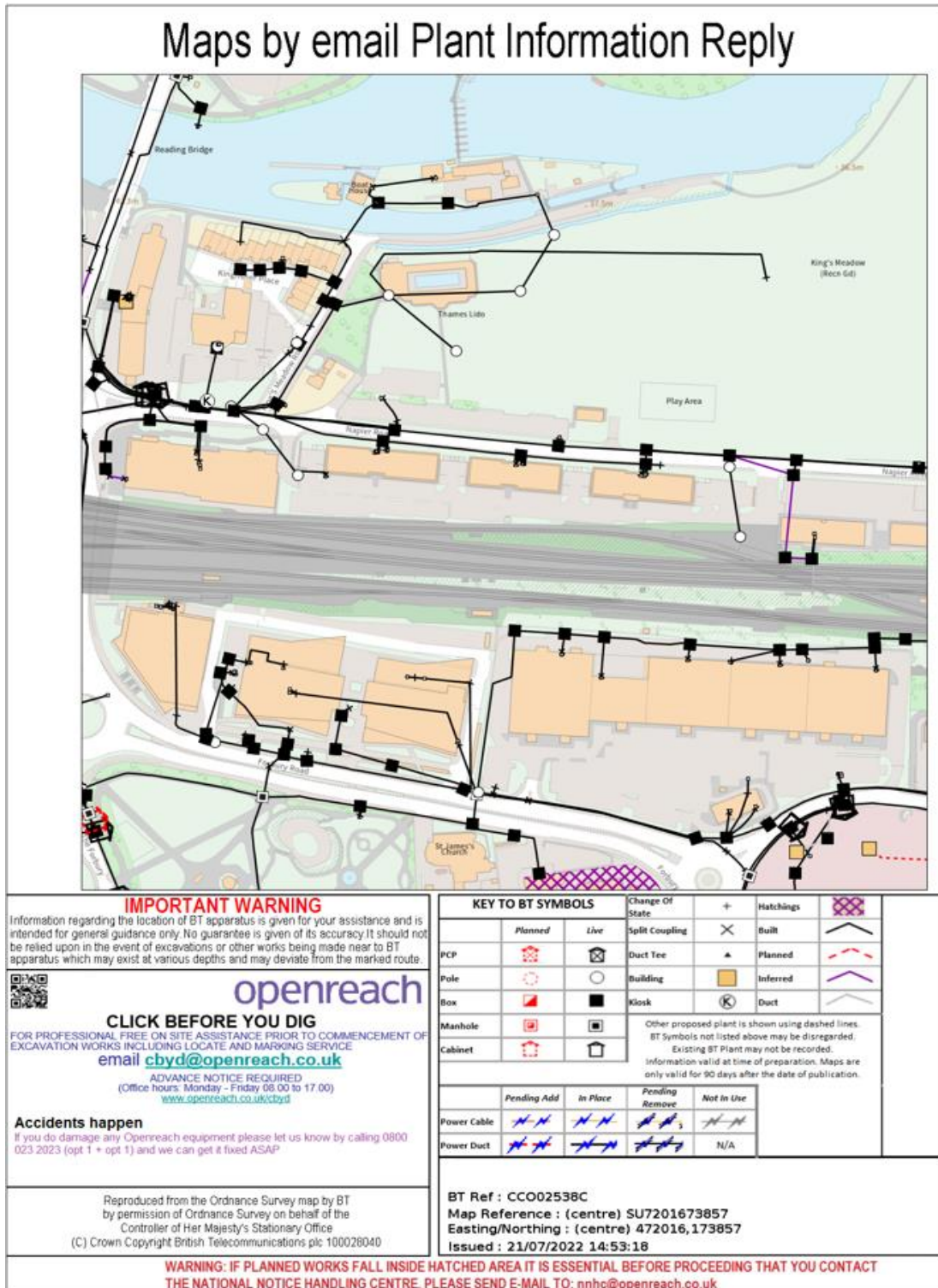
Other Symbols

-  Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Proposed BT route plan



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