



FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

UTILITIES ASSESSMENT

AUGUST 2024

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane). Utilities Statement.

Introduction

This document details the incoming utility services to the development and the engagement the applicant has had with the local utility providers.

Gas

There is no gas supply proposed for the development.

Water

There are two incoming point of connections in the commercial sprinkler tank room. One mains cold water supply to feed the commercial sprinkler tank (135m³). The other incoming water main connection shall feed a domestic water storage tank for the full development that has been estimated as actual usable volume of 24.9m³. The same incoming water mains shall also feed the residential sprinkler tank that has a 24 m³ nominal capacity volume. The category 5 system will be served from a respective storage tank.

A formal application for water connections was made to Thames Water on 12th Dec 2023. Thames Water has confirmed that they need to carry out an assessment of their existing network to confirm if reinforcements are required to their network to support the entire development. This was confirmed in their email dated 08th Jan 2024.

There shall be a dedicated Thames water main to serve the retail unit on ground floor.

Electricity

Application was issued to the local district network operator (DNO) and the independent network operators (IDNOs) for the new electrical connections to the site. They have confirmed that the current local infrastructure has capacity to support the development. The services will be fed via local LV substations located on the ground floor of Block A in the development.



Appointed DNO/IDNO would provide a 11kV supply terminated in 1No. double substations located in Block A. There will need to be a way-leave agreement with the appointed DNO/IDNO for 24/7 access to this intake room and it is understood that the client will engage with them once the supply agreement is in place.

Telecoms

Application has been made to Glide for Fibre to the Premises (FTTP) for each dwelling, landlord amenities and connections for building services such as fire alarm, BMS, lifts etc. This contract is negotiated by the applicant as part of their wider estate portfolio.