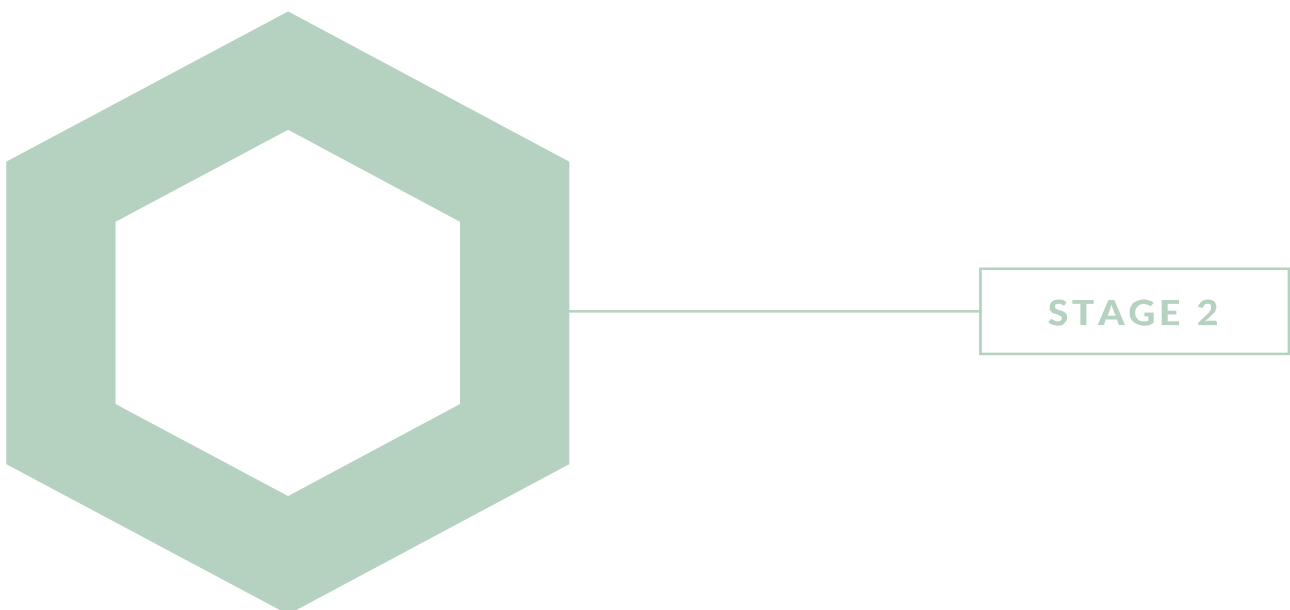


Waterfront Square. Reading. Packaged Living Ltd.

MEP ENGINEERING
UTILITIES STATEMENT FOR PLANNING

REVISION 01 – 05 JULY 2024



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	05/07/2024	First issue	NRP	JH	RE

This document has been prepared for Packaged Living Ltd only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 07/10532

Document reference: REP-0710532-RP-HJ-20240705-Utilities Statement-Rev01

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Introduction

This report has been produced on behalf of Packaged Living Ltd to provide an overview of the utility services provision for the proposed Waterfront Square development in Reading.

The Proposed Development seeks to deliver 254 studio, one, two and three bedroom residential dwellings (Use Class C3), together with 278m² (GEA) of flexible Class E floorspace at ground floor level. A series of internal and external amenity spaces feature within the layout. New pedestrian accesses are proposed from Vastern Road and Norman Place and a vehicular access to a ground floor undercroft car parking area is proposed from Norman Place. Substantial public realm surrounds the development, providing significant visual improvement to Vastern Road, Norman Place and the River Thames frontage.

The utility services covered by this report are:

- Water Supply.
- Electricity Supply.
- Telecommunications.

Below ground drainage is detailed separately in the drainage report. All incoming services are shown in the incoming services drawing within Appendix A.

Water Supply

A new combined potable / fire water supply will be provided to serve the development. This will be connected to the Thames Water infrastructure in Norman Place. This supply will serve the commercial sprinkler tank and potable water / domestic sprinkler tank. A separate water supply will be provided to the Class E unit.

Thames Water have confirmed that modelling is required to understand whether any reinforcement is required to their network to fully meet the requirements of the site. This will be progressed once planning permission has been granted.

Gas

No gas supply is proposed for this development.

Electrical Supply

The total diversified load for the site has been calculated to be 975 kVa and the full load is available within the SSE network. A new substation will be provided adjacent to Norman Place. The proposed development and the Class E unit will be served from this substation. The 11 kV high voltage point of connection for the site will be from the SSE network located in Norman Place.

The existing substation in Norman Place will be relocated within the development and this has been agreed with SSE.

Telecommunications

The main communications provider to the site will be BT Openreach, who will be approached to provide fibre lines to each apartment, commercial unit and landlord areas of each building.

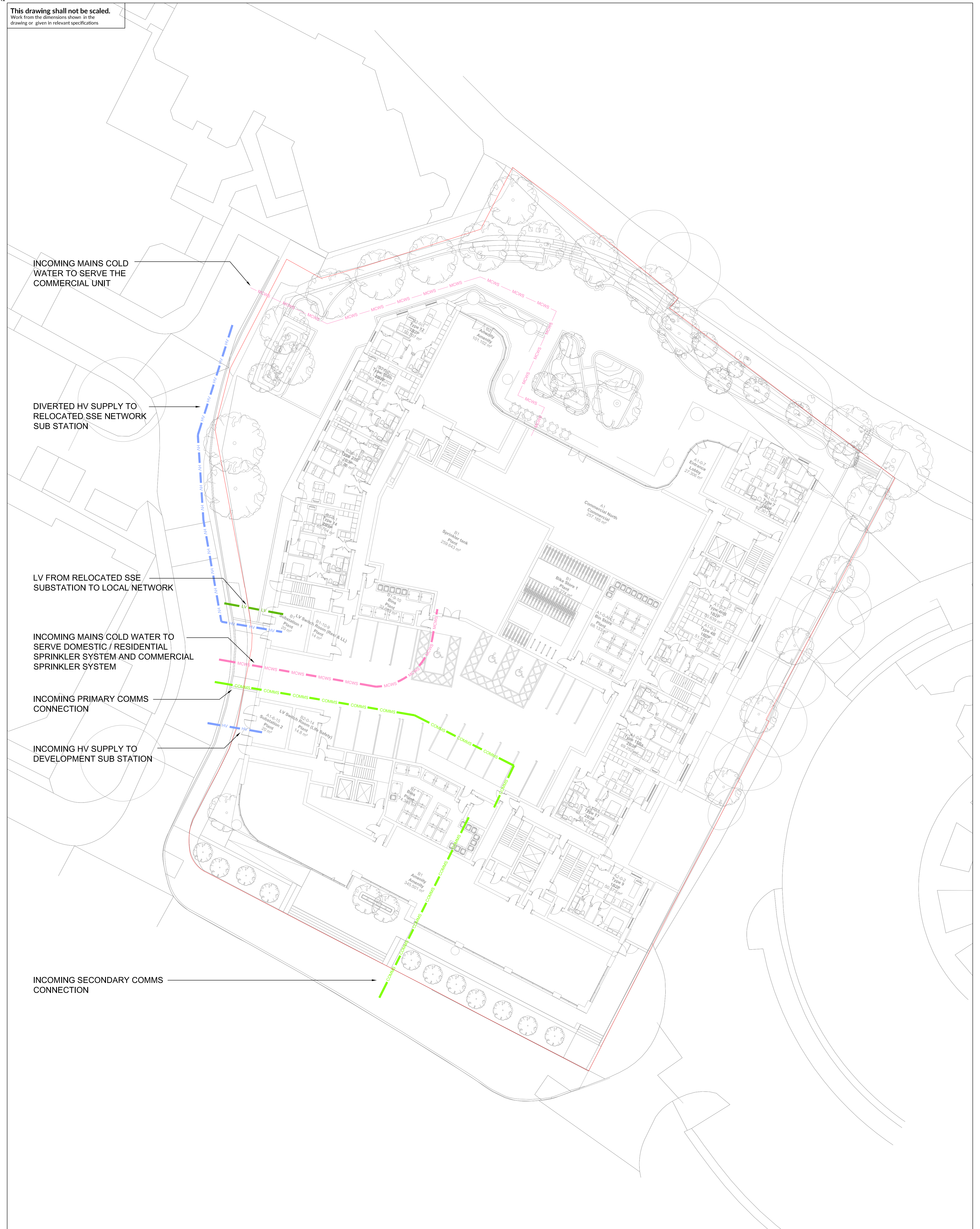
An alternative communications provider will also be provided to the apartments, via a separate comms intake.

It is not anticipated that the Proposed Development would give rise to any undue stress on the telecommunications infrastructure.

Foul / Rainwater

Refer to the drainage strategy report.

Appendix A – Incoming Services Drawing

[illegible]



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