

Utilities Statement

Change of Use from F1 to C3 and 2 Proposed Residential Buildings
Following Demolition of Existing Religious Building

at

30a Cumberland Road

Reading

Berkshire

RG1 3LB



17th August 2024
Revision B



JE Architecture

School Hill

Farnham

Surrey

GU10 1HY

info@jearchitecture.co.uk

01252 781602

1. Introduction

This utilities Statement Note has been prepared by JE Architecture in respect to a planning application for Change of Use from F1 to C3 and 2 Proposed Residential Buildings Following Demolition of Existing Religious Building at 30a Cumberland Road, Reading, Berkshire, RG1 3LB. The proposal will result in 14 residential units.

The information and conclusions drawn in this report are based, in part, on information provided to JE Architecture by other parties. JE Architecture has proceeded in good faith that this information is accurate and accepts no liability for any inaccurate conclusions, assumptions or actions resulting from any inaccurate information prepared by third parties.

The purpose of this report is to determine whether or not the site can be serviced by existing utilities.

For context purposes, the location of the site in relation to the immediate surroundings of New Town, Reading is provided in Figure 1.



Figure 1: Existing Aerial Photo

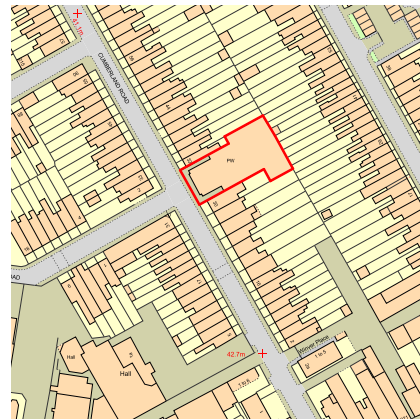


Figure 2: Site Location Plan

2. Existing Situation

The existing site services with close proximity to 30a Cumberland Road have been assessed. It can be confirmed that there are no restrictions to providing new electrical, water, telecoms (Openreach) and telecoms (Virgin Media) to the site via Cumberland Road.

Electrical, water, gas, telecoms (Openreach) and telecoms (Virgin Media) services shall need to be disconnected from the existing building prior to demolition. There are no other services located within the site demise.

A new roadway entrance to the site shall be provided from Cumberland Road. The depth of existing buried services with the footway is unknown, as such any requirement to lower the services cannot be confirmed at this time.

3. Existing Services

ELECTRICITY - SSE

SSE HV (11kV) distribution cables are shown as buried in the footpath on both sides of Cumberland Road, close to the site boundary.

There are no overhead SSE LV distribution or service cables along Cumberland Road or on the site demise.

The existing Religious building is served by a buried three-phase electrical service cable from the

footpath on the east side of Cumberland Road. The incoming cable rises internally within the west side of the building.

GAS - SGN

SGN infrastructure network identifies that there is a three-inch PE LP gas main that runs along the footpath on the sites side of the existing site within Cumberland Road.

There is a 355mm Ø LP gas main located along the front of the property within Cumberland Road which connects into a sixteen-inch CI LP gas main further along Cumberland Road. There is a 125mm Ø LP gas main which tees off at the front of the property to serve the existing building.

This 125mm Ø LP main distributes across the front of the site and enters the building along the southern elevation at ground level.

WATER MAINS – THAMES WATER

Thames Water show a three-inch water main the length of Cumberland Road with multiple hydrants in the road, however they do not show a point of connection for the existing building.

It is understood that the existing water main connects into the water supply within Cumberland Road and distributes across the front of the site and enters the building within the ground floor.

SEWERS – THAMES WATER

Thames Water identify foul and surface water sewers in Cumberland Road with a connection point for both foul and surface water shown on the southern side of the site. This then continues south behind the adjacent properties.

It is understood that the existing foul drainage connects into the public foul sewer and the existing surface water discharges into the public sewer both located on Cumberland Road.

TELECOMS - OPENREACH

Openreach cabling is routed within the footpath of Cumberland Road, close to the site boundary. Existing joint pits are located further north and south along Cumberland Road's footpath and not immediately in-front of the site boundary. There is no overhead Openreach infrastructure close to or within the site boundary.

TELECOMS – VIRGIN MEDIA

Virgin Media cabling is routed within the footpath of Cumberland Road close to the site boundary. A three-lid joint box marked 'Mercury Communications' is located footpath in front of the building.

4. Proposed Utility Connections

ELECTRICITY - SSEN

Each domestic property shall be provided with a single-phase supply and accompanying MPAN meter. Each resident shall be required to enter into individual energy contracts with the chosen supplier (i.e. NPower, EON, OVO etc.)

The new electrical service will be provided to the new development via an extension of the existing below ground infrastructure in Cumberland Road. JE Architecture shall engage with SSEN to develop and agree the design of this infrastructure.

No groundworks will be required with the public roadway or footpath as the existing infrastructure already goes to the site boundary. Groundworks within the site boundary shall be undertaken by the Contractor.

GAS - SGN

This existing gas supply serving the site will be utilised by the property with each domestic property shall be provided with a gas meter. Each resident shall be required to enter into individual energy contracts with the chosen supplier (i.e. NPower, EON, OVO etc.)

WATER – THAMES WATER

Water

Each domestic property shall be provided with a water supply and accompanying inline water meter and be required to enter into individual contracts with Thames Water.

Building 1 shall be provided with a 4 way manifold within an internal service cupboard which shall include stop valve, inline meter, drain cock, double check valve assembly for each property.

Building 2 shall be provided with a 4 way manifold within an internal service cupboard which shall include stop valve, inline meter, drain cock, double check valve assembly for each property.

The existing Thames Water infrastructure on the site will be utilised.

No works will be required within the public roadway or footpath to extend the infrastructure. Installation of the necessary infrastructure within the site boundary shall be undertaken by the Contractor.

TELECOMS - OPENREACH

Each domestic property shall be provided with an Openreach connection, allowing telephony, and internet services to be offered to the resident.

Openreach Services may be provided to the new development utilising the existing infrastructure within the site.

No works will be required within the public roadway or footpath to extend the infrastructure. Installation of the necessary infrastructure within the site boundary shall be undertaken by the Contractor.

TELECOMS – VIRGIN MEDIA

The “Employers Requirements – Reading Borough Council 2019 Zero Carbon Version 3 2019’ document” states:

(C5.12.2.7) “Ensure that the alternative telecommunications supplier (e.g. Virgin, Telewest Broadband Eurobell, Cable and Wireless plc) provides connection facilities up to the main entry box of every incoming line which should be situated alongside and connected to the equivalent main BT entry box so that future occupants can use either supplier. Provide connecting ducting and draw-wires”.

Each domestic property shall be provided with a Virgin Media connection, allowing telephony, internet and cable TV services to be offered to the resident.

No works will be required within the public roadway or footpath to extend the infrastructure. Installation of the necessary infrastructure within the site boundary shall be undertaken by the Contractor.