



Broad Street Mall - Utilities Statement

**Dusseldorf Way,
Reading.**

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McLaren (Broad Street Mall) Ltd

Consultancy
Site Investigation



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1. Introduction

This report investigates the utility companies' existing plant within the vicinity of the site.

The report identifies and comments on any potential adverse effects the proposed development may have on the existing plant. The report also recommends further items of investigation and action where appropriate.

The report is based on the information provided by the client about the proposed development and the information provided by the utility and service organisations about their plant and networks. The information contained in this report is based entirely on desk research.

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Certificate Number 6206



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2. Existing Site

- 2.1 The site is located within the existing Broad Street Mall shopping centre with the proposed development created by the part demolition of south end of the building. The site access will be via Castle Street with permanent resident pedestrian access via Dusseldorf Way.
- 2.2 A copy of the site location plan is appended to this report.

3. Development Proposals

- 3.1 The development proposals are for the construction of 644 residential units and 1,355sqm of flexible class E uses.
- 3.2 Further to discussions with Reading Borough Council, site access will be via Castle Street and subject to a detailed Construction Traffic Management process, the details of which would be submitted with the application. Pedestrian traffic will access via Dusseldorf Way and Hosier Street whilst vehicular traffic will access from Castle Street and the A329 via a new car park ramp.

4. Strategic Infrastructure

- 4.1 Extra high voltage (EHV) cables are present in Broad Street on the corner with Hosier Street. These cables supply the primary networked substation known as "The Mall". There are multiple Scottish and Southern Energy high voltage and low voltage (HV /LV) cables that are installed on high level trays/ ladder racks within the basement areas.
- 4.2 SGN have low pressure distribution supply pipes in hangers suspended from the basement soffit.
- 4.3 Openreach have a network within the existing buildings and potentially installed on high level trays/ ladder racks within the basement areas.
- 4.4 No pipelines containing oil, aviation fuel or similar have been located in the vicinity of the site.

5. Electricity

- 5.1 This site is in the SSE Networks distribution region.
- 5.2 There are EHV, HV and LV mains cables are shown in the vicinity of the site,
- 5.3 Diversions of the SSSEN existing infrastructure within the existing building will be necessary along with the relocation of Commercial Centre No3 and Commercial Centre No4. These substations will need to be rehoused within the shopping centre area of the retained basement.
- 5.4 To comply with the Future Homes Standard each proposed unit will have heating provided by low carbon technologies. For example, air source heat pumps or similar. An electrical load assessment has been carried out by the clients M&E consultants stating a load of 3400kVA will be required for the development.
- 5.5 An application for 3400kVA has been received from SSSEN resulting in a connection offer onto the 11kV HV network adjacent to the site boundary.



6. Potable Water

- 6.1 The site is in the Thames Water distribution region for potable water.
- 6.2 The nearest potable supply is a 125mm HPPE main within Hosier Street. This main is connected to the 250mm and 180mm infrastructure within St Mary's Butts.
- 6.3 No diversions of the water network is anticipated.
- 6.4 The new development connection will be to the 125mm HPPE main in Hosier Street. It is not understood at this stage if reinforcement will be required to support the maximum demand. Any network upgrades will be sponsored by Thames Water via the infrastructure charges mechanism.

7. Drainage

- 7.1 There are Thames Water drainage assets around the site. Drainage connections are excluded from this statement.

8. Gas

- 8.1 The site is in the SGN gas distribution region with several low pressure (LP) gas mains surrounding the site.
- 8.2 SGN have low pressure distribution supply pipes in hangers suspended from the basement soffit.
- 8.3 No application has been made to SGN for a new connection to supply the site energy centre as it is assumed no gas boilers will be installed.

9. Openreach

- 9.1 Openreach (formerly BT) operate communications duct networks in the vicinity of the site.
- 9.2 Duct routes and chambers are shown in all roads surrounding the site as well as high level within the basement. It is likely that the Openreach duct along Hosier Street and Dusseldorf Way will be affected by the proposed temporary access.
- 9.3 Applications for diversions and disconnections have been applied for.
- 9.4 All existing Openreach plant should be located via an updated PAS128 utility survey and/or trial holes prior to construction starting.
- 9.5 Openreach will usually carry out any off-site works to bring their supply network to the site at no cost to the developer.
- 9.6 Openreach will also offer to provide new fibre to the premise (FTTP) services at no additional charge. Other open network fibre providers are also able to service the site via the Openreach duct network offering additional optional services to the client's customers.
- 9.7 Openreach current site rebate is £140 per house and £50 per apartment.

10. Other Telecommunications

- 10.1 Virgin Media appear to have a network on the opposite side of St Mary's Butts.
- 10.2 SSE Telecoms appear to have a network on the opposite side of St Mary's Butts.



11. Other Utility Providers & Relevant Third Parties

- 10.3 Vodafone have live networks along Hosier Street which would be affected by the proposed development.
- 10.4 Vodafone have provided options for alternative routes diverting their network from the proposed work area.
- 10.4 City Fibre Telecoms appear to have a network on the opposite side of St Mary's Butts with a connection to the shopping mall. Diversions / disconnections are not anticipated.

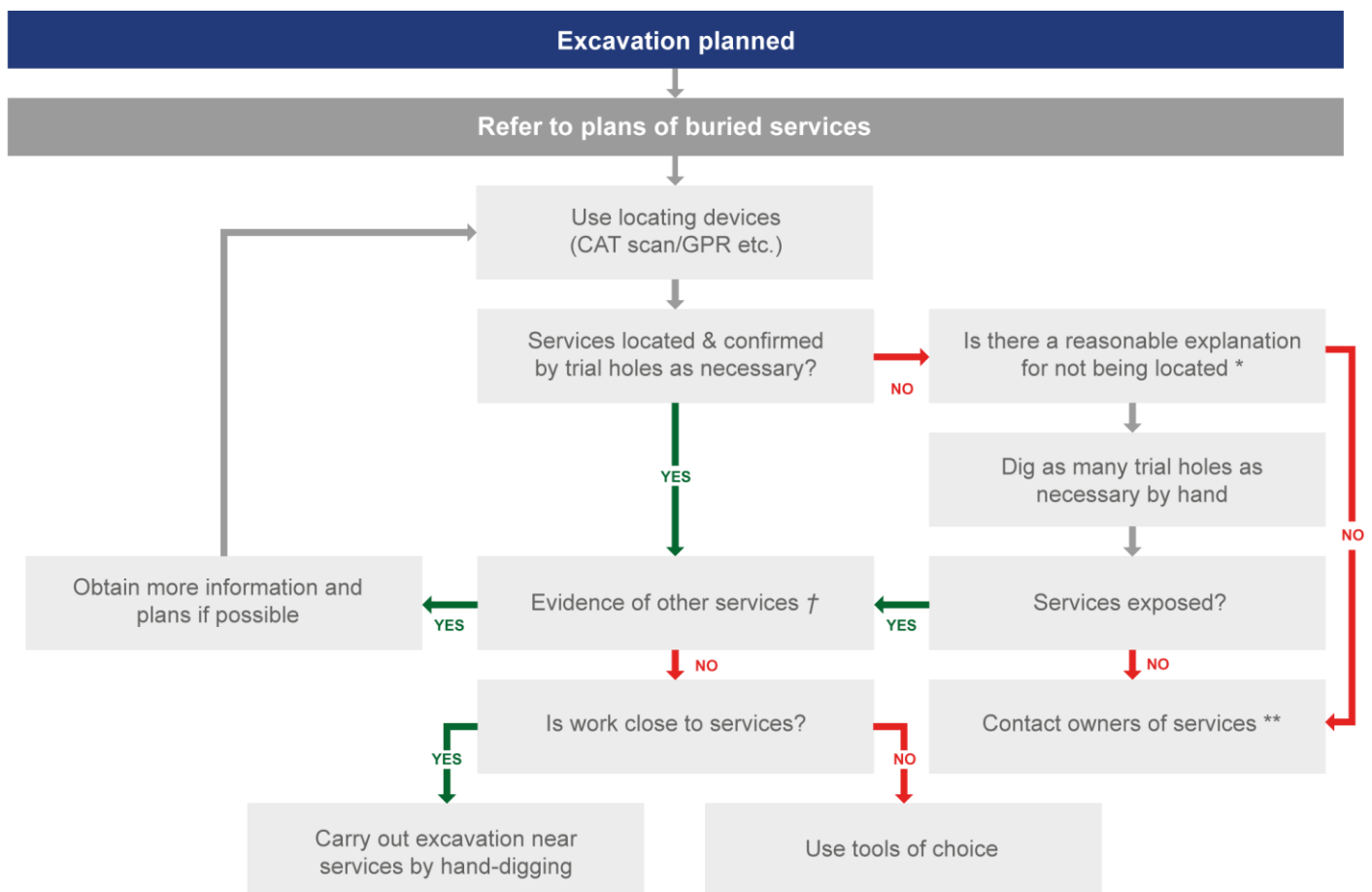
12. Conclusions

- 12.1 Electricity to serve the site will have to be taken from the SSEN HV network with a new on-site substations located in the basement.
- 12.2 Potable water to serve the site will be taken from the existing Thames Water network but the extent of any reinforcement work required will not be known until a capacity enquiry is made after planning.
- 12.3 Gas new connections are not required.
- 12.4 Openreach new connections can be taken from their existing network and fibre connections to all properties will be delivered as standard.

13. Important Information

The flow diagram overleaf is intended to help give an understanding of the process from referring to plans on-site through to the start of excavation, for example when excavating in a road or footway. However it:

- Describes only part of the process; it does not, for example, describe planning the work, including reference to plans at the design stage;
- Is a simplified picture and not a substitute for reading the text;
- Is not a substitute for a suitable and sufficient risk assessment;
- Does not take account of a number of other situations, e.g. cable embedded in concrete or those situations where resitting services is proposed.



* For example, could services be non-metallic pipes? Please refer to HS (G) 47 text for further information.

† In particular; visual evidence. Ensure that the presence of services, which may be unmarked on plans or for which no plans are available, has been considered, for example service connections.

** If there is visual evidence of services, but owners cannot be traced, despite all reasonable attempts to do so, any excavation could proceed but using hand-dug trial holes and proceeding with great care.



15. Next Steps

Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

- Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
- General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
- HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
- National Joint Utilities Group (NJUG) Publications Vol. 1.
- CDM Regulations 2015.
- PAS 128:2022 Underground Utility Detection, Verification and Location - Specification.

Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:

- All existing buildings have gas, water, electric and telecoms supplies to them until proven otherwise.
- Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be live until proven otherwise.
- All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.
- The only acceptable proof that a service is dead and can be removed is written confirmation from the owner of the service.
- The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility asset maps and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by PAS128 survey or trial holes before construction works commence.

Please note not all service connections are shown on the utility asset maps.

Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask PES for further details.



16. Enclosures

Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	SSE Networks		✓	
Water	Thames Water		✓	
Drainage	Thames Water		✓	
Gas	SGN		✓	
Openreach	Openreach		✓	
Virgin Media	Virgin Media		✓	
Independents	GTC		✓	
Linesearch (LSBUD)	See electric/water/gas above		✓	
Comms.	Vodafone		✓	
	Colt		✓	
	SKY Telecommunications		✓	
	Lumen Technologies		✓	
	Verizon		✓	
	SOTA		✓	
	KCOM		✓	
	TeliaSonera		✓	
	euNetworks		✓	
	CityFibre		✓	
	Mast Data		✓	
Tunnels & Pipelines	Thames Water Ring Main		✓	
	Thames Tunnel		✓	



Type	Company	In Vicinity	Desk Research	Awaiting Response
	Post Office Tunnels		✓	
	Onshore Cables		✓	
	ENGIE		✓	
	Eleclink Interconnector		✓	
Transport	Network Rail		✓	
	HS 1 (High Speed Rail)		✓	
	HS 2 (High Speed Rail)		✓	
	Crossrail		✓	
	London Underground		✓	
	LUL Northern Line Extension		✓	
	LUL HV Power Assets		✓	
	Docklands Light Rail		✓	
	Croydon Tramlink		✓	
	Transport for London		✓	
	Genesys		✓	
	Trafficmaster		✓	



17. Acronyms Key

Apparatus			
Electric			
DNO	Distribution Network Operator	kVA	Kilo Volt Amperes
IDNO	Independent Distribution Network Operator	MVA	Mega Volt Amperes
ICP	Independent Connections Provider	AC	Alternating Current
LV	Low Voltage	S/S	Substation
HV	High Voltage	PMT	Pole Mounted Transformer
EHV	Extra High Voltage		
Water			
SLO	Self Lay Organisation	WRAS	Water Regulation Advisory Scheme
Incumbent	Local Water or Water & Sewerage Company		
Gas			
GDN	Gas Distribution Network	LP	Low Pressure
IGT	Independent Gas Transporter	MP	Medium Pressure
UIP	Utility Infrastructure Provider	IP	Intermediate Pressure
PRS	Pressure Reducing Station (Governor)	HP	High Pressure
Others			
PES	Premier Energy Services	CATV	Cable Television
PE	Polyethylene	FTTP	Fibre to the premise
DI	Ductile Iron	FTTC	Fibre to the cabinet
ST	Steel	l/min	Litres per minute
CI	Cast Iron	H&S	Health & Safety
SI	Spun Iron	HBF	House Builders Federation
HPPE	High Performance Polyethylene	TPO	Tree Preservation Order
MDPE	Medium Density Polyethylene	TBC	To be confirmed
GRP	Glass Reinforced Plastic	N/A	Not Applicable
PADHI	Planning Advice for Hazardous Installations		