

3778 – READING POLICE STATION

PLANNING STAGE UTILITY STATEMENT

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MEP Building Services



Energy & Sustainability



BIM



Vertical Transport



Acoustics

DOCUMENT CONTROL

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3778 Reading Police Station Utility Statement

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 gathered through Premier Energy's Utility Search, appended to this report, from utility and service organisations about their plant and network records. The information contained in this report is based entirely on a desk top study, no intrusive surveys have been undertaken.

2 EXISTING SITE

The site is the Thames Valley Police station located at 53 Castle Street, Reading, with the proposed development created by the demolition of the disused station. The site access will be via Castle street, with pedestrian access via Castle Street and Cusden Walk. A new pedestrian thoroughfare, Flint Street, will be created through the site.

3 DEVELOPMENT PROPOSALS

The proposed development is the demolition and redevelopment of the existing building to provide 205 residential units (Class C3) with residential amenity space, a total of 7 retail units (Class E(a)) at ground level and a Thames Valley Police office (Class E (g)(i)) at Lower Ground level. Both car and cycle parking will be provided. A proposed site plan is shown in Figure 1, below.



Figure 1 – Proposed Site Plan

4 STRATEGIC INFRASTRUCTURE

There are 2 No. Scottish and Southern Energy 11kV cables running beneath Cusden Walk within the site boundary, serving SSE Substation “Magistrates Court S/S”(see red “SS” in Figure 2). The proposed basement layout does not impinge on the route of the cables, but care must still be taken to avoid damaging the cables during excavation works. Future retention and/or access will require agreement with SSE.

An SGN low pressure distribution pipe extends from the mains supply in the road to serve the existing police station. This gas supply is redundant and must be isolated and removed as part of the works.

Openreach has services ducts running below Cusden Walk which must be protected during underground works, and an existing supply to the existing police station which is now redundant.

No pipelines containing oil, aviation fuel or similar have been located in the vicinity of the site.

No Network Rail assets have been located in the vicinity of the site.

The image in Figure 2 shows the proposed site and a summary of the utilities overlaid. Full records are provided within Premier Energy’s Utility Search Report.

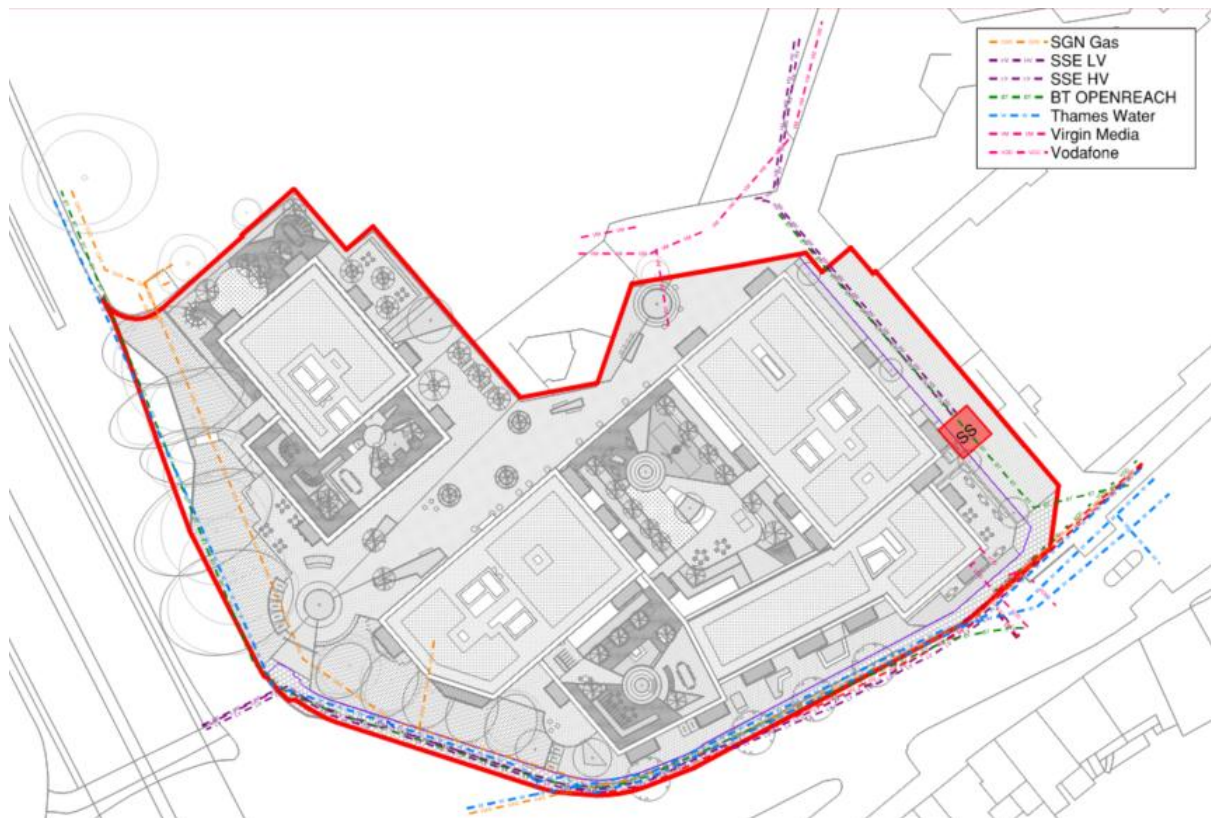


Figure 2 – Proposed Site Plan with Existing Utilities

5 ELECTRICITY

The site is located within the SSE distribution network area for electrical supplies.

At this stage, it is assumed that the existing substation serving the Police Station will be retained, as it is understood that the substation may also serve other areas of the local electrical network. This assumption shall be reviewed and confirmed with SSE during the next design stage.

An application for new electrical supplies will be made to SSE for the provision of the primary electrical supplies to the development. A total site load of 1800 kVA is currently estimated and shall be verified during the future design stages:

Load Category	Estimated Load
Residential apartments	637 kVA
Landlord services	659 kVA
Commercial services	504 kVA
Total estimated site load	1800 kVA

Space provision has been made for 2 No. transformers, and the loads above can be split across a 1000 kVA and a 1500KVA transformer, subject to confirmation of the final load assessment and SSE requirements.

6 POTABLE WATER

The site is in the Thames Water distribution region for potable water.

The nearest potable supply is a 12" distribution main running below Castle Street. This main extends from a trunk main which runs south along the A329 and into Castle Street. An existing 6" main is run along Castle Street, connecting from the 12" trunk main at the roundabout. A 6" private sprinkler supply is routed to the North of the site appearing to serve the existing Police station. This will be removed if it cannot be reused as the fire supply for the new development.

No diversions of the water network are anticipated.

A new supply main shall extend from the existing distribution main to connect to the domestic water tank room in the basement. This new connection shall feed the main storage tank for the site-wide Boosted Cold Water system that serves the residential apartments, as well as provide mains cold water services to each of the commercial units (each unit to be provided with a standalone meter). Separate mains supplies will also be provided for the firefighting systems.

New potable water supplies shall be sized to meet the peak demands as detailed below:

- Commercial Sprinkler and Wet Riser – 3.7l/s
- Residential Sprinkler – 0.25l/s
- Domestic Cold Water (residential & commercial) – 4.52l/s (residential apartments only)

The above domestic cold water services is based on individual commercial Unit – 0.6l/s per unit (7 units total)

It is not understood at this time if the existing network has sufficient capacity to meet the required demand and will be subject to network capacity modelling by Thames Water during the detailed design stage.

7 DRAINAGE

There are Thames Water drainage assets around the site. New foul and storm drainage connections will extend below ground level from the building to connect into the existing sewers running below Castle Street. A capacity check will be carried out to ensure the existing drainage system can accommodate the increased load.

8 GAS

The site is in the SGN gas distribution region with several low pressure (LP) gas mains surrounding the site. An existing 180mm gas supply is provided to the existing Police Station and will be disconnected and stripped out as part of the redevelopment.

Space heating and domestic hot water will be provided to the site via an ambient loop system powered by roof-mounted Air Source Heat Pumps.

The existing gas supply shall be made redundant and isolated. SGN will likely remove the tee off from the main as part of disconnection works.

9 OPENREACH

Openreach (formerly BT) operate communications duct networks in the vicinity of the site.

Duct routes and chambers are shown running along the A329, Castle Street and Cudsen Walk, with a duct running to the existing building from Castle Street.

All existing Openreach plant should be located via an updated PAS128 utility survey and/or trial holes prior to construction starting.

Openreach will usually carry out any off-site works to bring their supply network to the site at no cost to the developer.

Openreach will also usually 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.

10 OTHER TELECOMMUNICATIONS

Virgin Media has a live network running along San Francisco Libre Walk at the North-East of the site.

There is a piece of either active or decommissioned plant belonging to MBNL in the vicinity but far from site. This will not affect the proposed works.

11 OTHER UTILITY PROVIDERS & RELEVANT THIRD PARTIES

There is a Vodafone network connection to the existing building, as well as a network running along San Francisco Libre Walk.

A City Fibre Telecoms network runs along the opposite side of Castle Street but does not reach the site.

12 CONCLUSIONS

Potable water to serve the site will be taken from the existing Thames Water network. New foul and rainwater drainage connections shall run from the site to the existing Thames Water sewer network. The extent of any works required to the existing potable water supply and drainage systems will not be known until capacity checks are carried out by Thames Water at the detailed design stage.

New gas connections are not required. Existing gas connection to be isolated and removed.

Existing Openreach duct shall be reused if possible. If new connections are required, they shall be taken from the existing network, Fibre connections to all properties will be delivered as standard.

A new utility application shall be submitted to SSE for the provision of two new electrical substations to serve the proposed development. The final capacity, location, and configuration of the substations shall be developed in coordination with SSE during the next stage of design.

APPENDIX A – SUMMARY OF AFFECTED SERVICES

Type	Company	In Vicinity	Desk Research	Awaiting Response
Electricity	SSE Networks			
Water	Thames Water			
Drainage	Thames Water			
Gas	SGN			
Openreach	Openreach			
Independent Network Operators	GTC			
	Other Independents		✓	
HSE (Health and Safety Executive)	HSE			
Linesearch (LSBUD)	Members Organised by Type			
Communications	Virgin Media			
	Vodafone			
	4th Utility			
	Grain Connect			
	EXA Infrastructure		✓	
	Colt			
	Sky Telecommunications			
	Lumen Technologies			
	Verizon			
	SOTA		✓	
	KCOM		✓	

Type	Company	In Vicinity	Desk Research	Awaiting Response
Communications	Arelion			
	CityFibre			
	Mast Data			
	MBNL			
Tunnels & Pipelines	Onshore Cables		✓	
	Elec Link Interconnector		✓	
Transport	Network Rail			
	HS 1 (High Speed Rail)		✓	
	HS 2 (High Speed Rail)		✓	
	Telent NRTS (formerly Genesys)		✓	

APPENDIX B – PREMIER ENERGY UTILITY SURVEY



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