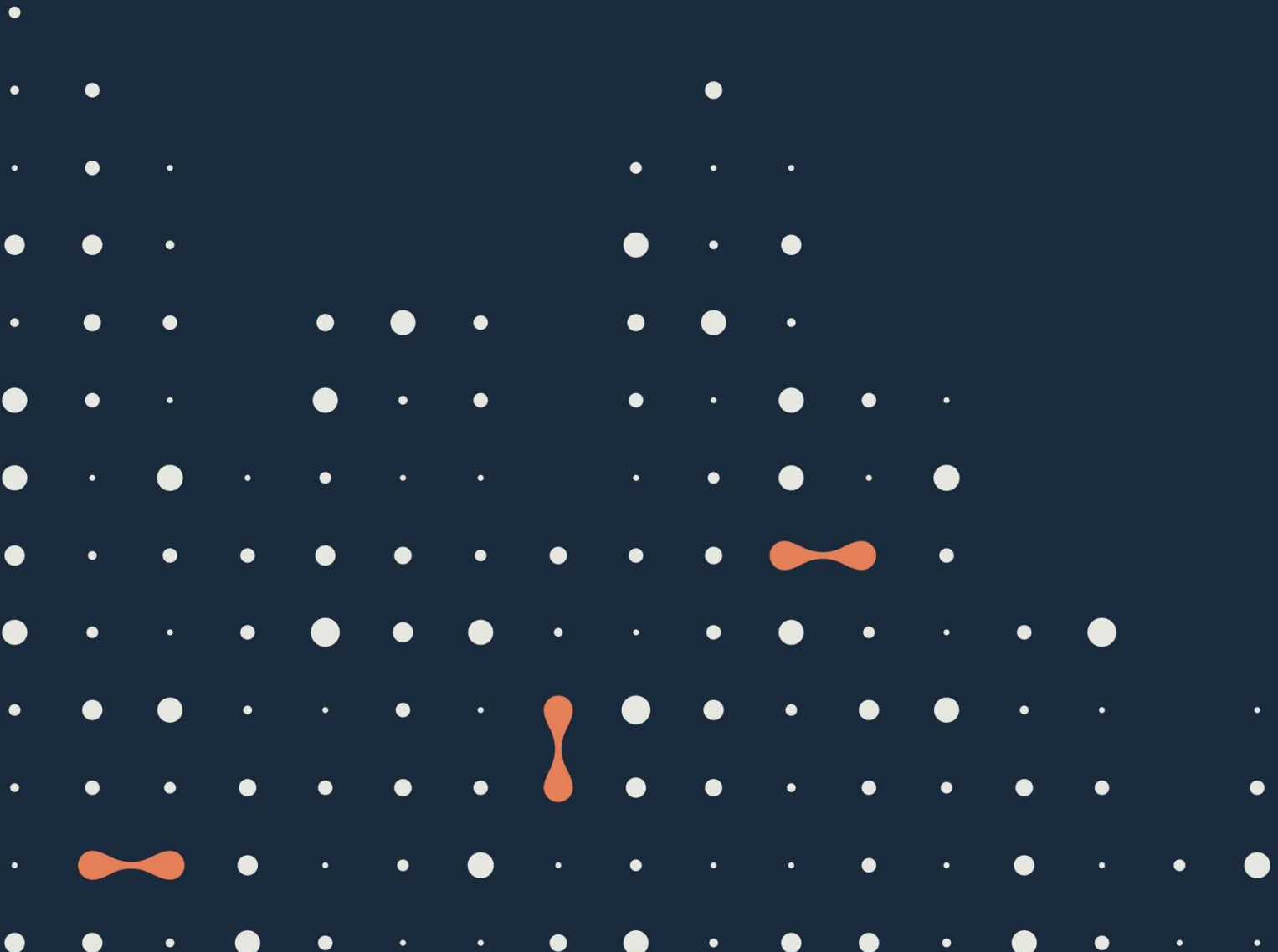


Utilities Statement.

138-144 Friar Street, Reading

July 30, 2026 | 10130-D



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138-144 Friar Street
Reading
RG1 1EX

Prepared for

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1. Introduction

Innovo has been commissioned by National Pub Portfolio Ltd to provide building services design engineering services for the proposed construction of new co-living development at Friar Street.

This document sets out Utilities that will be required to serve the site and the possible requirements for any new connections that may be required as part of the scheme.

The site address is:

138-144 Friar Street
Reading
RG1 1EX

1.1. Background

The existing site comprises three adjoining buildings;

- 138-141 (Formerly Revolucion de Cuba)
- 142-143 (Formerly EyeSite)
- The Bugle

The Applicant's vision involves transforming the current building into a new Co-living development to provide accommodation for working individuals. This would provide occupants sleeping, and cooking facilities on site as well as shared amenity spaces throughout the ground floor.

To realise the development, the existing buildings, with exception to The Bugle, will be stripped out, demolished and rebuilt with new basement, and ground floor, and 5 upper storeys, delivering 145 studio units.

1.2. Purpose and design status

This Utilities Statement has been prepared in support of the planning application and reflects the design at RIBA Stage 2. It identifies the existing utility arrangements, the proposed strategic servicing approach, known statutory undertaker requirements and matters requiring further investigation.

Detailed connection capacities, routes, sizes and construction details will be developed during subsequent design stages following statutory undertaker consultation, utility surveys and coordination with the architectural, structural, civil, landscape and archaeological designs. The development will incorporate any reinforcement, diversion, access or other requirements subsequently confirmed by the relevant statutory undertakers.

2. Utilities Statement

2.1. Gas

The development is being designed to be fuelled by electricity only, with key sustainability and performance criteria being targeted (BREEAM Excellent). As such, all existing natural gas supplies will be stripped out and capped off. No new natural gas supplies will be required.

2.2. Potable Water

The existing buildings are to be demolished, and a new building with an extension to the basement area is to be constructed to suit the proposed development. The existing incoming cold water supply will need to be stripped out within the scope of works to allow for construction of the new development.

Thames Water is the statutory water utility provider for the site. Existing water infrastructure is present in the vicinity of the site. The capacity and suitability of that infrastructure to serve the proposed development remain subject to confirmation by Thames Water. A pre-planning capacity enquiry will be submitted based on the Stage 2 development parameters.

The existing Bugle pub is proposed to be retained and refurbished as part of the scheme. It is proposed that the existing incoming water connection be either reused or upgraded, subject to Thames Water advice.

2.3. Foul Drainage

It is proposed that the foul water is discharged into the existing foul sewer within Fife Court Road and Friar Street. A pre-capacity enquiry has been undertaken with Thames Water, but at the time of writing this report, their response is outstanding.

2.4. Surface Water Drainage

It is proposed that surface water will be attenuated on site within a new private attenuation tank and discharged into the Thames Water surface water network to the north of the site beneath Friar Street. The site will have a peak discharge rate of 1.4 l/s providing between 90 and 96% betterment in comparison to the existing site. A pre-capacity enquiry has been undertaken with Thames Water, but at the time of writing this report, their response is outstanding. However, due to the reduction in the flow rate it is assumed there will be sufficient capacity within the existing sewer beneath Friar Street.

2.5. Electricity

The three existing buildings are currently served via 3 separate LV supplies which are as follows;

- The Bugle Pub: Single LV supply served independently from a passing LV ring on Friar Street
- Commercial Unit 1: Single LV supply served from an existing secondary substation located to the rear of the site
- Commercial Unit 2: Single LV supply served from an existing secondary substation located to the rear of the site

Given the extent of the demolition, the two supplies from the secondary substation will need to be stripped out back to the local transformer as per instruction from the DNO, Scottish and Southern Electricity Networks (SSEN).

Early engagement with the DNO has identified that there may be capacity to re-supply the new site from the existing rear secondary substation, however, this would be subject to a network assessment to be carried out by SSEN as part of an application for a new LV connection.

Should the existing secondary substation have insufficient capacity, a new secondary substation may be required within the development, together with a new HV connection from the DNO network. This may require trenching and the installation of new cables within the adjoining street. Prior to undertaking such works, appropriate surveys will be completed and the proposed route coordinated with known archaeological features and other relevant constraints.

The proposals submitted assume that a new sub-station will be required and have provided space for this within the footprint of the development.

SSEN have currently identified that a new secondary substation would require 24-hour access from street level to comply with their DNO guidelines and standards. Communication with the DNO is currently ongoing, however, this may require access from the front of Friar Street.

A new LV supply would be provided to a landlord-owned LV switch room, either from the existing secondary substation or from a new substation within the development. If supplied from the existing substation, this would require new suitably rated LV cabling to be installed from the rear of the building. If supplied from a new internal substation, cabling would be provided directly between the transformer and the development's LV switchboard.

The Bugle is proposed to retain the existing separate LV supply from street level and as such, no new connections are anticipated.

2.6. Telecommunications

The Site is located within the Reading town centre.

It is understood that there is dedicated telecommunications infrastructure existing at the site to serve telephone and broadband connections. At street level it appears that there are several Telecommunications access chambers along the footpath fronting the existing buildings. Subject to confirmation from the utility providers, it is likely that these access chambers can be reused to supply new telephone and broadband connections.

The existing buildings are to be demolished, and new basement areas are to be constructed to suit the building. The existing incoming telecommunications cabling will need to be stripped out within the scope of works. It is likely that the existing incoming ducts may need to be replaced

when the new basement is constructed. This will be carried out following confirmation from the utility providers as to the most appropriate location.

Using the Ofcom mobile and broadband availability checker, it has been identified that there is suitable mobile coverage for voice and data from the four mobile network providers. There is also the ability to deliver superfast/ultrafast broadband serving the properties along Friar Street.

The existing Bugle pub is proposed to be retained and refurbished as part of the scheme. Its existing incoming telecommunications connections will be surveyed and, where suitable, retained or upgraded to enable future tenants to arrange the required telephone and broadband services.

2.7. Utility Routing and Environmental Constraints

Final utility connection points and below-ground service routes have not been fixed at this stage. Preliminary intake locations and strategic routes will be developed and coordinated to avoid, as far as reasonably practicable, archaeological remains, retained trees and their root protection areas, and locations identified for proposed tree planting.

The final routes will be coordinated with the architectural, structural, civil engineering, landscape and archaeological information during subsequent design stages. Where works within a sensitive area cannot reasonably be avoided, appropriate protection or mitigation measures will be developed in consultation with the project archaeologist, arboricultural consultant and relevant statutory undertaker.

3. Conclusion

This statement sets out the strategic utility requirements for the proposed development based on the RIBA Stage 2 design. Existing utility infrastructure is present in the vicinity of the site, and no known utility constraint has been identified at this stage that would preclude the development, although the capacity and detailed requirements of the relevant networks remain subject to statutory undertaker confirmation.

The development will be all electric and no new gas connection is proposed. The building layout includes provision for a new electricity substation should this be required by SSEN. Potable-water, foul-water, surface water and telecommunications connections will be developed in consultation with the relevant providers.

Statutory undertaker consultation and detailed utility coordination will continue through subsequent design stages. Any required network reinforcement, diversions, easements, access arrangements or other infrastructure works will be agreed with the relevant providers and incorporated into the development before occupation where required.