

FOR:
SHINFIELD PARK, READING

A PROJECT FOR:
WRENBRIDGE (FRELD READING) LLP

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1.0 INTRODUCTION

1. This utilities strategy report has been prepared by MBA Consulting Engineers Ltd on behalf of Wrenbridge (FRELD Reading) LLP in support of the Full Planning Application for the new development located at Shinfield Park, Shinfield Road, Reading RG2 9XY.
2. The proposed development is described as follows:

“Redevelopment of the site for flexible employment use (Use Class E(g) (ii)- (III) / B2/B8) together with associated servicing areas, parking, landscaping and other associated works”
3. The intention is to procure the actual overall required capacities for all the incoming main services for the development as detailed elsewhere in this report.
4. The report also details the details of existing statutory services adjoining the site boundaries and situated near to the planned construction works.
5. The final estimated capacities for the development have been based on the architect’s proposed site layout drawing detailing the following building.

REFERENCE	BUILDING USE
Units 1, 2, 3A, 3B, 4 and 5	E(g) (ii)- (iii) / B2/B8 Employment and Industrial Processes

2.0 EXECUTIVE SUMMARY

2.1 Existing Site Summary

1. The site is located at Shinfield Park, Shinfield Road, Reading RG2 9XY.
2. The site is accessed from Shinfield Road (B3270) and Whitley Wood Lane.
3. There are existing underground mains clean water, low and medium pressure gas, low and high voltage electrical, and telecommunications services laid within the vicinity of the site and adjacent to it.

2.2 Site Location

1. The site location and proposed new site development is as detailed in the image inserted below.



PROPOSED SITE PLAN

2.3 General

1. The new mains services provisions are summarised as follows:

MAIN SERVICE PROVISIONS				
Ref	Mains Water [L/S]	Mains Gas [kW]	Mains Power [kVA]	Type of Electrical Main Supply
Unit 1	1.5 l/s	460 kW	1,000kVA	LV Metered
Unit 2	1 l/s	160 kW	300kVA	LV Metered
Unit 3A	0.75 l/s	50 kW	150kVA	LV Metered
Unit 3B	0.75 l/s	50 kW	150kVA	LV Metered
Unit 4	1 l/s	110 kW	270kVA	LV Metered
Unit 5	1 l/s	200 kW	400kVA	LV Metered
Landlord	N/A	N/A	30kVA	LV Metered
Fire Hydrants	Water flow rate to be confirmed by Water Authority.	The required number of onsite fire hydrants to cover development in accordance with Building Regulations, Part B and BS9990.		

2.4 Risk Items

1. Quotations to utility providers have been submitted to avoid any possible future risk that could develop in terms of available capacities in the local network.
2. The formal quotation from SSE / IDNO for the new electrical connection has been agreed and confirmed
3. We are not expecting network capacity issued based on discussions with Thames Water and SGN for Gas.

3.0 SERVICES AVAILABILITY

3.1 Electrical

1. The proposed development falls within the supply zone boundaries covered by Scottish and Southern Electricity Networks (SSEN).
2. We have received a formal quote, which has been paid and the power secured for the new proposed development. This was based on the existing available capacity which is now secured
3. The new connections will consist of the installation of three new distribution substations to feed the units and landlord supply as detailed in the table above.

3.3 Natural Gas

1. The proposed development falls within the supply zone boundaries covered by SGN.

2. The final capacity details for the buildings are detailed in the main service provision table under item 2.3 of this report.

3. Based on the discussion with SGN there are no expected capacity issues for the development.

3.4 Water

1. The proposed development falls within the supply zone boundaries covered by Thames Water.
2. The final capacity details for the building are detailed in the capacity table under item 2.3 of this report.
3. The final positioning of water service to feed the site including the building is to be agreed with Thames Water. This includes for the locations of the onsite fire hydrants, and if required to be agreed with the local fire authority.
4. Based on initial discussion with Affinity Water there are no expected capacity issues for the development.

3.5 Telecommunications

1. The proposed development falls within the supply zone boundaries covered by BT Openreach and Virgin.
2. The provision of the initial telecoms services for the site shall be provided by BT Openreach. Spare ducting provisions will be installed to facilitate other services providers.
3. There are further service asset providers within the vicinity of site based on initial searches carried out.

4.0 CONCLUSION

1. The total main incoming demands for all services have been carefully generated to ensure that the proposed development is provided with sufficient incoming services capacities to cover the needs of the development going forward.

5.0 APPENDIX

5.1 Existing Utility Network Plans

https://www.dropbox.com/scl/fo/z3jh5yhag7jo1lwe0x2fr/APm6DLBRGGx6bxPfUPA_KZU?rlkey=eac1busjpsuf95v5jukapi9r3&st=sae0oaxr&dl=0