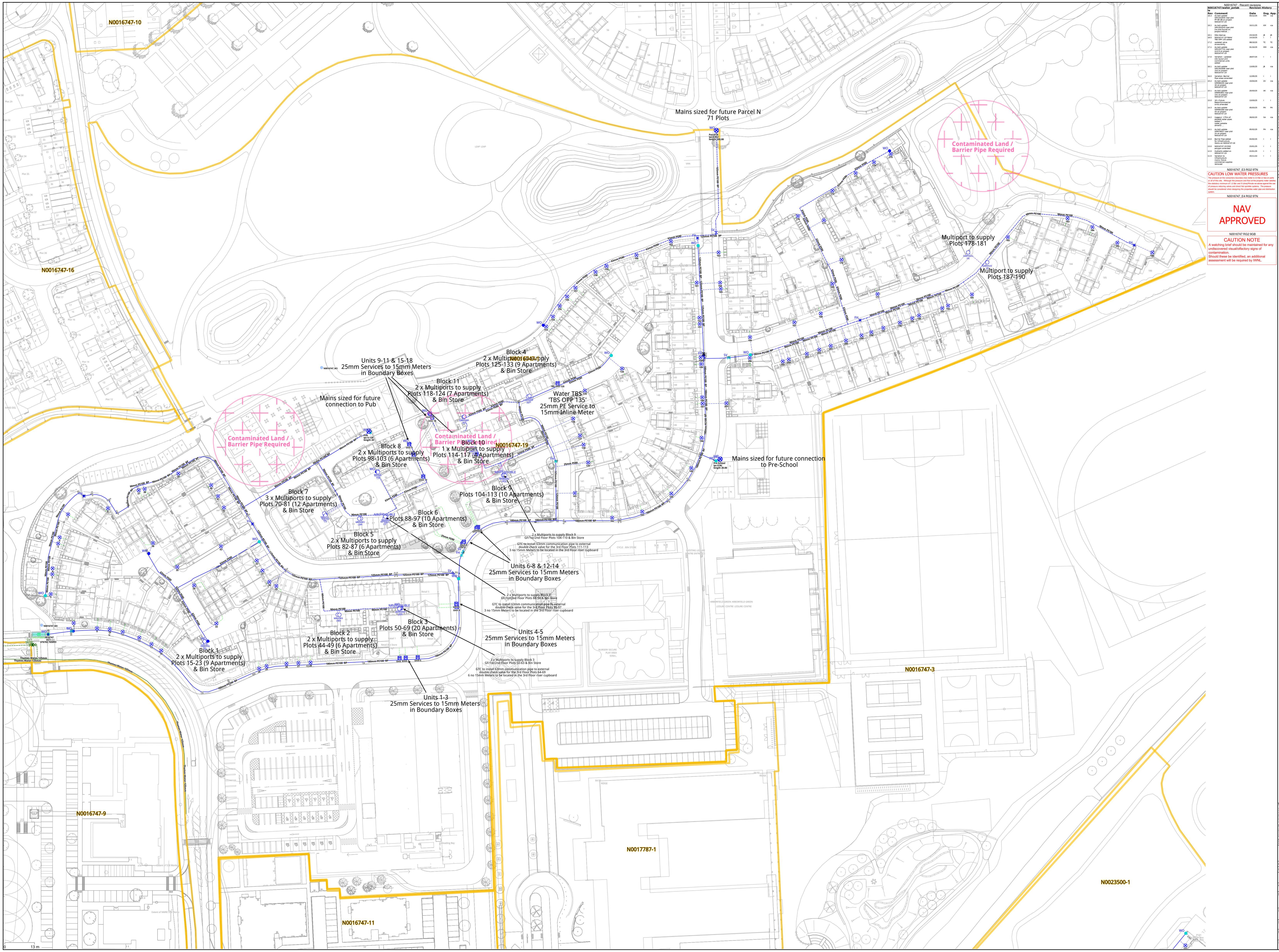
N0016747-10
N0016747-16
N0016747-9
N0016747-11
N0016747-3
N0017787-1
N0023500-1
N0016747-19
Mains sized for future Parcel N
71 Plots
Contaminated Land /
Barrier Pipe Required
Multiport to supply
Plots 178-181
Multiport to supply
Plots 187-190
Units 9-11 & 15-18
25mm Services to 15mm Meters
in Boundary Boxes
Block 4
2 x Multiports to supply
Plots 125-133 (9 Apartments)
& Bin Store
Block 11
2 x Multiports to supply
Plots 118-124 (7 Apartments)
& Bin Store
Mains sized for future
connection to Pub
Water TBS
'TBS OPP 135'
25mm PE Service to
15mm Inline Meter
Block 8
2 x Multiports to supply
Plots 98-103 (6 Apartments)
& Bin Store
Block 10
1 x Multiport to supply
Plots 114-117 (4 Apartments)
& Bin Store
Mains sized for future connection
to Pre-School
Block 7
3 x Multiports to supply
Plots 70-81 (12 Apartments)
& Bin Store
Block 9
Plots 104-113 (10 Apartments)
& Bin Store
Block 6
Plots 88-97 (10 Apartments)
& Bin Store
Block 5
2 x Multiports to supply
Plots 82-87 (6 Apartments)
& Bin Store
2 x Multiports to supply Block 9
GF/1st/2nd Floor Plots 104-110 & Bin Store
GTC to install 63mm communication pipe to external
double check valve for the 3rd Floor Plots 111-113
3 no 15mm Meters to be located in the 3rd Floor riser cupboard
Units 6-8 & 12-14
25mm Services to 15mm Meters
in Boundary Boxes
2 x Multiports to supply Block 6
GF/1st/2nd Floor Plots 88-94 & Bin Store
GTC to install 63mm communication pipe to external
double check valve for the 3rd Floor Plots 95-97
3 no 15mm Meters to be located in the 3rd Floor riser cupboard
Block 3
Plots 50-69 (20 Apartments)
& Bin Store
Block 2
2 x Multiports to supply
Plots 44-49 (6 Apartments)
& Bin Store
Units 4-5
25mm Services to 15mm Meters
in Boundary Boxes
Block 1
2 x Multiports to supply
Plots 15-23 (9 Apartments)
& Bin Store
3 x Multiports to supply Block 3
GF/1st/2nd Floor Plots 50-63 & Bin Store
GTC to install 63mm communication pipe to external
double check valve for the 3rd Floor Plots 64-69
6 no 15mm Meters to be located in the 3rd Floor riser cupboard
Units 1-3
25mm Services to 15mm Meters
in Boundary Boxes
Thames Water 125mm
180mm PE100 BP
125mm PE100 BP
90mm PE100
63mm PE80
25mm PE80
SV
FH
WO
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8
Unit 12
CYCLE . BIN STORE
NURSERY SECURE PLAY AREA
0
13 m

N0016747 - Recent revisions

N0016747/water_potable		Revision History		
Rev	**Comment**	**Date**	**Dsg.**	**App.**
18.3	As-laid update WR1042930 near plot FP NR 88 on project N0016747-19	05/12/25	MM	n/a
18.2	As-laid update WR1054343 near plot [no plot found] on project N0016 ...	10/11/25	KM	n/a
18.1	Site cleanup.	23/10/25	JB	JB
18.0	N0016747-19 Water TBS OPP 135 added	14/10/25	I	I
17.2	updated valve accessibility	08/10/25	TC	TC
17.1	As-laid update WR1037731 near plot Unit 9 on project N0016747-19	01/10/25	MM	n/a
17.0	Variation - updated site layout and commercial units added	28/07/25	I	I
16.1	As-laid update WR1002696 near plot 153 on project N0016747-19	13/05/25	JB	n/a
16.0	Variation: Barrier Pipe areas amended	12/05/25	I	I
15.2	As-laid update WR998435 near plot 40 on project N0016747-19	15/04/25	ZV	n/a
15.1	As-laid update WR992802 near plot 141 on project N0016747-19	20/03/25	AK	n/a
15.0	18 x Future Retail/Commercial Units amended	13/03/25	I	I
14.3	As-laid update WR985268 near plot 43 on project N0016747-19	05/03/25	PH	PH
14.2	(Legacy) 175m of potable water pipes added 7 water_potable dimensi ...	28/02/25	SA	n/a
14.1	As-laid update WR978637 near plot 24 on project N0016747-19	05/02/25	PH	n/a
14.0	Barrier Pipe added for Infrastructure Works on N0016747-19	04/02/25	I	I
13.0	N0016747-19 DNS polygon amended	23/01/25	I	I
12.0	Hydrants added on N0016747-19	22/01/25	I	I
11.0	Variation to infrastructure mains; future commercial supplies removed	20/11/24	I	I

N0016747_E3 RG2 9TN

CAUTION LOW WATER PRESSURES

The pressure at the consumers boundary box meter is 2.0 Bar or less on parts or all of this site. Although the pressure and flow at the property meter satisfies the statutory minimum of 1.0 Bar and 9 Litres/Minute we advise against the use of pressure reducing valves and direct fed sprinkler systems. The pressure should be considered when designing the properties water pipe and distribution system.

N0016747_E4 RG2 9TN

NAV APPROVED

N0016747 RG2 9GB

CAUTION NOTE

A watching brief should be maintained for any undiscovered visual/olfactory signs of contamination.
Should these be identified, an additional assessment will be required by IWNL.

STEPHEN WATTS 08-12-2025

This design is across multiple drawings for details please refer to all drawings.

Potable Water Notes

All mains and services must be laid using an approved PE or PE Barrier pipe. When using PE Barrier pipe all joints & fittings must be wrapped in accordance with manufacturers instruction to prevent ingress of contamination into the water pipes. Underground meter boxes must be installed using female iron couplings. All mains & services (other than 32mm/25mm services) must be installed by 'IWNL' approved personnel only, and mains installed by non-approved personnel will not comply with water / HSE regulations and will need to be replaced.
All external pipes and internal plumbing must comply with the Water Supply (Water Fittings) Regulations 1999 Schedule 2 and the Water Supply (Water Quality) Regulations 2001.
Confirm with the designer before ordering.

PE & Barrier Pipe Scpecification

Up to and including 63mm PE80 (MDPE), SDR11
90mm up to 315mm PR100 (HPPE) SDR17.6

Ducting Specification

All duction should be supplied and installed in accordance with BS4962 is a suitable standard for plastic ducting.

- Ducting can only be used for perpendicular carriageway crossings.
- Only one pipe is allowed per duct.
- For service pipe that duct must be blue and perforated along it's entire length.

Duct Sizes

Water Pipe External Diameter	Duct Inside Diameter
25mm & 32mm	50mm
63mm	100mm
90mm	150mm
110mm & 125mm	200mm
160mm & 180mm	300mm
225mm, 250mm & 315mm	400mm

All pipes, fittings and valves must meet technical specifications:

BS6437 - 1984; BS6572 - 1985; BS5306:Part 2 - 1990;
WIS 4-24-01 - 1998; WIS 4-32-08 - Issue 3: April 2002;
WIS 4-32-14 - 1995; WIS 4-32-15 - 1995; WIS 4-32-17 - Issue 2 - 2001;
DIN8074 - 1999; DIN8075 - 1999; DIN16963 Part 1 - 1980;
ISO 4427 - 1996; BS EN 12201; BS EN 132244; UNI 19010:2001

Contaminated Ground Conditions

Should the land on which the development is taking place to be contaminated, all underground pipes and fittings installed in conjunction with water mains and service connection will need to be of suitable material to meet the manufacturers specifications which are not adversely affected by the geotechnical conditions. The developer will ensure that the service pipe material and fittings used on site are fit for purpose and suitable for use within contaminated land. In the event that contaminated land is discovered during construction then work should be stopped until the nature of the contamination is identified and alternative protective coated materials provided to allow continuation of main laying.

Proposed Services

Developer to pre-install all services up to and including 32mm at depth of 750mm deep and not greater than 1350mm from finished surface level. Where laying in contaminated land using a barrier pipe or ductile iron, corresponding service pipe must also be of a barrier type.

Proposed Mains

All mains to be laid in pre-excavated trench tp 900mmm cover, provided by the developer. Road crossings to be continuous plastic duct or drainage pipe sized to accomodate the mains shown on the drawing, at 900mm cover to the finished level.

	Proposed	Laid
Water Mains	– – – – –	———
Services	– – ⊗ – –	——⊗——
Water Mains (Incumbent)	– – – – –	———
Ducted Pipe	———	

Excavated by BUUK Contractors
Asset Boundary
Project Boundary
Project Asset Overlap
Upstream Connection
Change of Pipe Size
Gun Metal Manifold & Chamber (with number of meters) ○
Multi Port Box (with number of meters) ○
Domestic Meter ⊗
Burst
Barrier Area ▨
Exclusion Area ▨
Pot Booster △
Non Domestic Meter M
Pressure Reducing Valve
Non Return Valve
Sluice Valve SV
Fire Hydrant FH
Air Valve AV
Wash out Hydrant WO ●
Owned By Other FH SV AV WO
Incumbent Meter
PE: Polyethylene BP: Barrier Pipe DI: Ductile Iron
Abandoned / / / To Disconnect ✕ ✕ ✕

Plan Notes

This plan shows apparatus owned by the BUUK Group. Any third party apparatus indicated on these drawings is shown for indicative purposes only. The information shown on this plan is given without warranty, the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by the company. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of apparatus. This plan is reproduced by the permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2007. All rights reserved Ordnance Survey Licence number 0100021063.

Developers Responsibility

When apparatus have been laid it becomes the responsibility of the developer to ensure it is suitably protected, therefore backfilling should be carried out as soon as possible. Replacement and repair of damaged apparatus, including administrative costs will be fully recharged to the developer. It will be the developer's responsibility to recover the costs from the third parties.

Revision Notes

For a revision history of this network design please see seperate revision history document.

Last Edit By:	
Last Approved By:	KerryMittell 05122025

Custom Print

OS Ref: 477008,165162

Location: District Centre Phase,
Arborfield Green,
READING, Berkshire, RG2 9GB

Developer/Client:
Crest Nicholson

Drawing Number/Title:
36a85c83-1eb8-4bb7-b28c-c2d2c6a08dce_appe

Network Number:	Project Number:	
N0016747	N0016747-19	
Scale: 1:500	Sheet Size: A0	Revision: 18.3