

**1 – 9 Sandycombe Rd
North Sheen
Richmond
TW9 2EP**

UTILITY ASSESSMENT

Goldcrest Land PLC

FORTESCUE RD – UTILITIES ASSESSMENT

Contents

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- 3 Incoming Utilities**
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1 – Introduction

This assessment has been prepared to support the proposed development of apartments configured in one single block, to establish whether there are any fundamental constraints associated with the connection of the Sandycombe Road development to the existing utility services.

Drawing number 5409 “Combined Services Overlay” (Appendix A) illustrates the location of existing utilities in and around the application site.

There is one existing Thames Water utility asset on the application site that potentially affects the site in respect of new services distribution. This is an existing 225mm diameter foul water drain that passes through the North side of the site.

The new development is proposed to connect into this foul sewer at manhole 071A. Thames Water have confirmed that the foul sewer has sufficient capacity to cope with the proposed development.

The legal boundary of the site also joins up to the public highway on Sandycombe Road with no ransom strips or unregistered land separating the site. The adopted highway has been highlighted in yellow and the Legal boundary highlighted in Red on Drawing number 5409 “Combined Services Overlay.” (Appendix A)

2 Outgoing Drainage

2.1 Foul Drainage

(see attached drawing: 15045-SK-603 – Appendix B)

The proposed development foul sewerage will connect into the existing foul drainage system at manhole 071A.

Thames Water have carried out a Capacity Check and this confirms that the existing foul sewer has sufficient capacity. (Appendix C)

2.2 Storm Drainage

The intention is to retain all the surface water on the site by utilising a combination of soakaways and permeable paving. Soakway to be located under the car park area.

No problems envisaged.

3. Incoming Utilities

3.1 Fresh Water Supply

Existing fresh water supply is located within Sandycombe Road.

No problems envisaged.

3.2 Electrical

The development will connect into the existing electrical supply within Sandycombe Rd

No problems envisaged.

3.3 BT

Existing BT duct travels across the site at a depth of circa 6m. The proposed development has designed out this risk by the introduction of a transfer slab. BT have confirmed by letter dated 12th November 2014 that this proposal is acceptable. (See appendix D)

The proposed development will connect into the existing BT supply within Sandycombe Rd.

No problems envisaged.

3.4 Gas

Local High Pressure gas main crosses the south side of the site. The proposed development has been designed with a distance from the Local High Pressure main of 8m to satisfy National Grid Health and Safety guidelines. HSE have confirmed "Do not advise against" on 1st April 2016. (Appendix E)

The proposed development will connect into the existing gas supply within Sandycombe Rd.

No problems envisaged.

4. Summary

From receipt of the asset location maps from all the utility providers within the vicinity of the site, it would appear that there are no problems with connections to drainage, sewer, water, electricity and telecommunications on the application site.

APPENDICES

APPENDIX A – 5409 – COMBINED SERVICES OVERLAY

APPENDIX B – CONSIDINE DRAWINGS: 15045 – SK – 603










APPENDIX C – CAPACITY CHECK CONFIRMATION

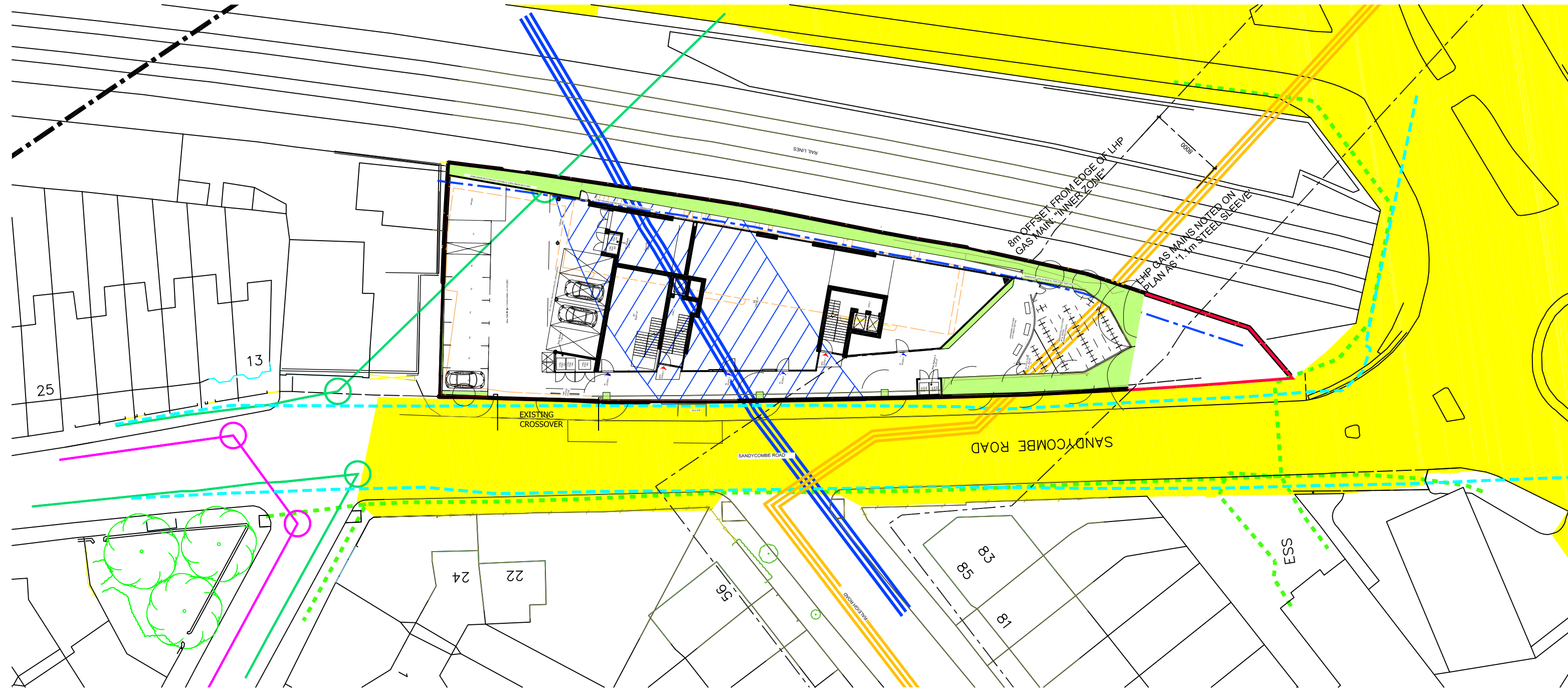
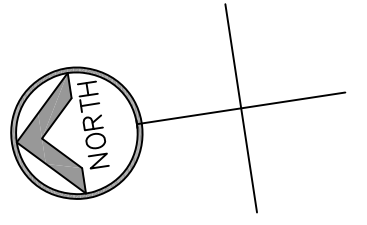
APPENDIX D – BT BUILD OVER APPROVAL

APPENDIX E – HSE “DO NOT ADVISE AGAINST”

Appendix A

KEY:

	FOUL WATER SEWER: 225mm, APPROX 3.25m DEEP		'LHP' (LOCAL HIGH PRESSURE) GAS MAINS
	BT DUCT, APPROX 1200mm 6m DEEP AND HATCHED WAYLEAVE ZONE		EXTENT OF ADOPTED HIGHWAY
	STORM WATER SEWER		SITE TITLE BOUNDARY
	WATER SUPPLY		MIN 2m OFFSET LINE FROM SITE BOUNDARY TO RAILWAY LAND
	MAIN ELECTRICAL DUCTS ROUTE		



D 5.5.2016 PLANNING SCHEME UPDATED C 20.7.2015 LATEST F11 SCHEME AND SURVEYED SERVICES POSITIONS UPDATED B 07.5.2015 RAILWAY 2m OFFSET LINE ADDED A 24.3.2015 GAS RISK ZONE ADDED, 1st FLOOR PLAN OVERLAID rev date description		Project SANDYCOMBE ROAD SHEEN Station: PLANNING Drawing Title: 5409 - P01 Dates: 5-2016 Drawing: P01-701	Scale: 1/400 @A3 3 Hillingham Business Park Suban Road, S196 3DU T 0207 731 2111 F 0207 371 7762 E enquiries@goldcrestarchitects.com
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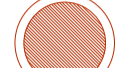












Appendix B

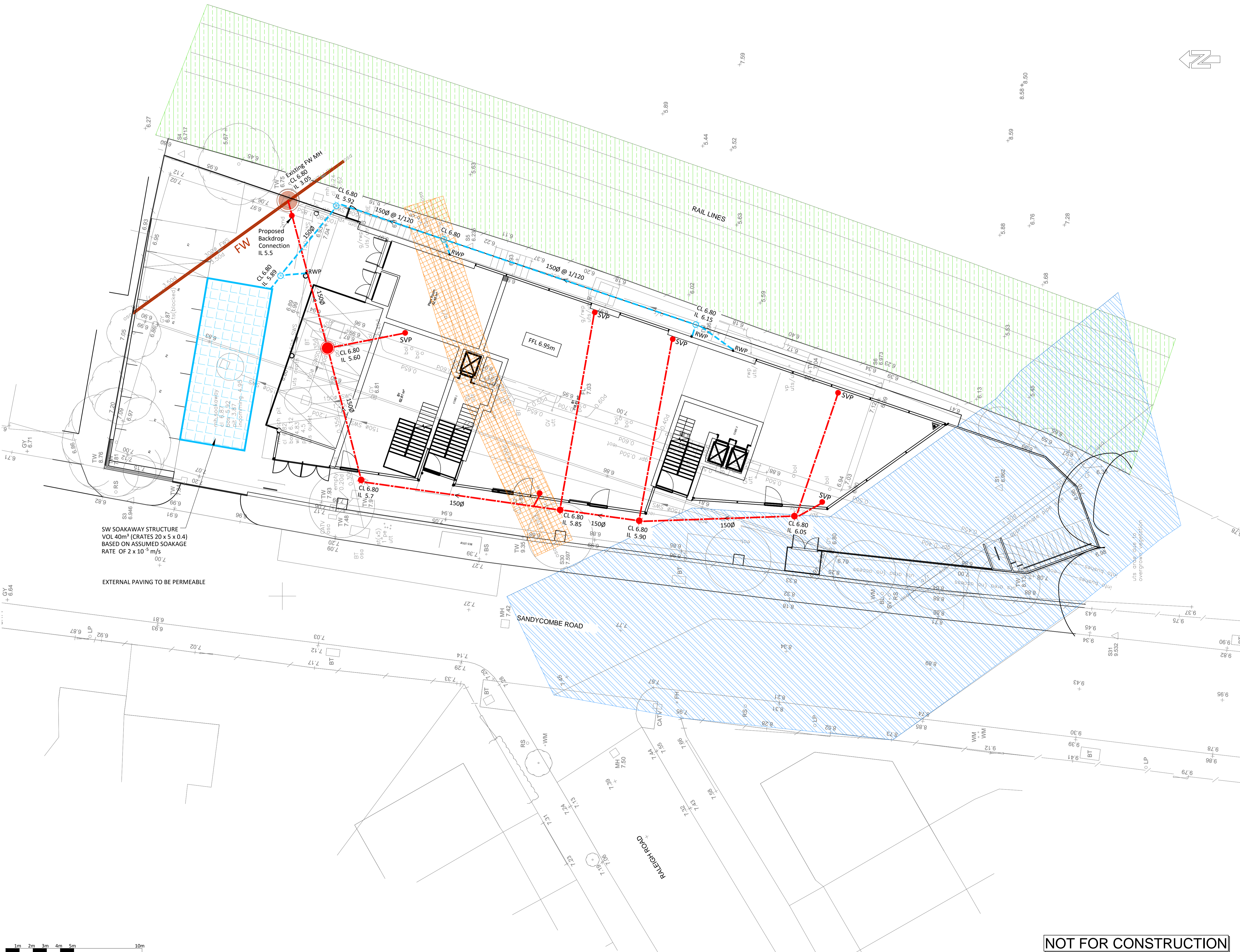
NOTE:
 INFORMATION SHOWN ON THIS DRAWING IS PRELIMINARY AND SUBJECT TO DETAILED DESIGN. DRAWING TO BE USED FOR CONSULTATION AND COMMENT ONLY, NOT FOR CONSTRUCTION.



Notes:
 General Notes

KEY

-  Existing Foul Water Pipe
-  Existing FW Manhole
-  Proposed Surface Water Pipe
Ø and Gradient as Stated
-  Proposed Foul Water Pipe
Ø and Gradient as Stated
-  Proposed Surface Water PPIC
450mmØ
-  Proposed Foul Water PPIC
450mmØ
-  Proposed Surface Water Manhole
Pre Cast Concrete - Circular
Size as Stated
-  Proposed Foul Water Manhole
Pre Cast Concrete - Circular
Size as Stated
-  RWP Proposed Rainwater Pipe
-  SVP Proposed Soil and Vent Pipe
-  SW Soakaway Structure
-  Network Rail & LUL
-  Gas Main Exclusion Zone
-  BT Cables & Fibres



SW SOAKAWAY STRUCTURE
 VOL 40m³ (CRATES 20 x 5 x 0.4)
 BASED ON ASSUMED SOAKAGE
 RATE OF 2 x 10⁻³ m/s

EXTERNAL PAVING TO BE PERMEABLE



NOT FOR CONSTRUCTION

Rev	For Discussion	18.03.16
	Amendment	Date

considine cooper
 Civil & Structural Engineering Consultants
 South Suite, 1st Floor, 1 James Whatman Court, Turkey Mill
 Ashford Road, Maidstone, Kent ME14 5PP
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 www.considinecooper.com

PRELIMINARY	
TENDER	
APPROVAL/COMMENT	X
CONSTRUCTION	

Client:
GOLDCREST

Project:
SANDYCOMBE ROAD

Drawing Title:
**FW & SW DRAINAGE STRATEGY
 (PRELIMINARY - SUBJECT TO
 DETAILED DESIGN) APENDIX 6**

Drawing No:	15045-SK-603	Drawn By:	LP
Rev:	-	Date:	MAR 2016
		Scale:	1:125@A1:1250@A3

Appendix C



Developer Services

Mr S Devas
Goldcrest Land PLC
3 Hurlingham Business Park
Sullivan Road
SW6 DU

Your ref
Our ref 1013286678
Name Natalya Collins
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

18 November 2015

Dear Mr Devas

Pre-development enquiry relating to development proposals at 1-9 Sandycombe Road Richmond

I refer to your recent pre-development enquiry relating to development proposals, comprising 21 to 25 new dwelling units, at 1-9 Sandycombe Road Richmond.

I can confirm that the public foul sewer has sufficient capacity to accommodate the additional foul flows anticipated from the new development. No surface water will be permitted to connect to the foul sewer.

In accordance with the Building Act 2000 clause H3.3. any positive connection to a public surface water sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being:- 1st Soakaways; 2nd Watercourses; 3rd surface water sewer. If connection to the sewer is the only realistic means of surface water disposal from the site, in order to comply with the London plan, you should look to reduce the current discharge rate by 50% and set this as the new maximum discharge rate controlled by a Hydrobrake or similar method. Thames Water will expect you to comply with this requirement. The closest SW sewer (225mm) is located at the road junction NW of the site

Consent, under S106 of the Water Industry Act 1991, to connect to the public sewer system(s) must be obtained at the appropriate time.

Please note that the views expressed by Thames Water in this letter is in response to this pre development enquiry only and may not represent our final views on any future planning applications made in relation to this site.

We reserve the right to change our position in relation to any such planning applications should circumstances dictate.

Yours sincerely

Lance Cooper
Developer Services

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

Appendix D



GOLDCREST LAND PLC
3 Hurlingham Business Park
Station Road
Fulham
SW6 3DU

Our Ref: 014253/219790
Your Ref:

FAO: Mr Norman Bell

Date: 12th November 2014

Dear Sir

**New Site Development.
1/9 Sandycombe Road, Richmond, TW9 2EP**

Thank you for your email dated 5th November 2014 regarding possible diversionary works.

I enclose a plan/plans showing the approximate position of Openreach apparatus within your area of interest. Openreach records indicate that apparatus exists near to the area of your proposed works, and your attention is drawn to the attached guidance notes which state our requirements for protecting our network. Please note that a site survey has not been carried out at this stage, and therefore, if any Openreach apparatus becomes affected by your works, please contact us so that we can provide you with the necessary estimate of costs for alteration/diversion.

Whilst we note that there exists a 48way duct route under the building already, we will agree to the New Building being built, providing all our rights remain and the ducts are protected during the course of your works and after.

It should be noted that our network is being enhanced on a daily basis, therefore, to make absolutely certain no apparatus exists, we recommend you obtain on-site advice and confirmation of the location of Openreach apparatus by contacting the Openreach "Dial-Before-You-Dig" Service:

E-mail: dbvtd@openreach.co.uk

(Office hours: Monday - Friday 08:00 to 17:00)

Dial-Before-You-Dig services are free of charge, but please note that seven working days notice is required for these services.

If you wish to discuss your proposal further, please do not hesitate to contact me.

Yours Faithfully

A handwritten signature in blue ink, appearing to read "Melvin Pearce". The signature is stylized and somewhat cursive.

Melvin Pearce
Repayments Project Engineer

Repayments & Alterations
Staines TEGSC. pp.R311
Fairfield Avenue
Staines
Middlesex
TW18 4AB

tele: 020-8280-4275
fax: 01784-462078
mob: 07850-782795
email: melvin.pearce@openreach.co.uk

Special requirements when working in the vicinity of Openreach apparatus

- 1 Openreach apparatus means all boxes, cabinets, poles and plant and associated cabling or ducting owned by Openreach – a BT Group Company.
- 2 Entry into all Openreach underground structures by unauthorised personnel is prohibited.
- 3 Work affecting Openreach apparatus whether in the public highway or in private land is normally covered by legislation. The "highway" includes carriageway, verges, footpaths, etc. If your works are likely to affect our apparatus, please ensure you contact our Network Alterations team with your detailed plans, to check what alterations may be required, and an estimate of how much it will cost you.
- 4 Before commencing work or moving heavy plant or equipment over the site you should confirm details of Openreach apparatus within or adjacent to your site, with a representative from our "Dial Before You Dig" service. They can be contacted Monday to Friday between 08:00 and 17:00 and can arrange **free** on site assistance prior to commencement of works.
- 5 Apparatus maps are available on-line via our Maps-By-Email service. You will need a user ID and password to access the system.
- 6 Where these maps show Openreach apparatus nearby, you must call our "Dial Before You Dig" service before you commence works or movement of plant or equipment onto the site, so any sub-surface apparatus can be located and marked-up. You must ensure that Openreach apparatus is adequately protected from damage and our representative must approve such protective measures.
- 7 You must take particular care in the protection of optical fibre and/or co-axial cabling apparatus.
- 8 You must make every effort to avoid disturbing Openreach apparatus as damage often occurs and is usually very costly to reinstate.
- 9 When excavating, or backfilling around our apparatus, our "Dial Before You Dig" team must be given adequate notice so they can attend site during the works if they deem it necessary. The normal depth of cover for Openreach underground apparatus is 350mm in footways and 600mm in carriageways. This must be maintained, unless you agree alternative protection with our "Dial Before You Dig" representative or Network Alteration Engineers.
- 10 All excavation adjacent to Openreach apparatus is to be carried out by hand until the extent and location of the apparatus is known. Mechanical borers and/or excavators must not be used within 1 metre (2 metres if it is a pole) without the agreement of an Openreach representative. To prevent any movement of our apparatus during excavation, full shuttering is to be used as directed by our "Dial Before You Dig" representative or our Network Alteration Engineers if the excavation is:
 - a) deeper than adjacent apparatus
 - b) within 1 metre of apparatus in stable soil
 - c) within 5 metres of apparatus in unstable soil
- 11 You must advise our "Dial Before You Dig" representative, well in advance, if you intend using any of the methods in the following list, so that any special protective measures may be arranged:
 - a) pile driving within 10 metres of our apparatus
 - b) explosives within 20 metres of our apparatus
 - c) laser equipment within 10 metres of our apparatus
- 12 Access to Openreach manhole and joint box chambers within the site must be kept clear and unobstructed. Access for vehicles, winches, cable drums and equipment is required by Openreach for the maintenance of our apparatus and must be maintained at all reasonable times.
- 13 You should particularly note that footway type chambers are not suitable for carriageway loading and will need to be protected, or demolished and rebuilt. If our apparatus is likely to be placed at risk, either temporarily or permanently, because of the movement of plant and/or equipment on the site, you must contact our Network Alterations team.
- 14 Where works necessitate a change in level of our frames and covers please contact our Network Alteration team to agree the contractual terms. If you wish to provide recessed frames and covers please ask for a copy of our LN 320 Specification.
- 15 In the event of any damage to our apparatus you must immediately inform Openreach.

Contact list

Network Alterations team Tel: see attached letter

Dial Before You Dig E-mail: dbvdyd@openreach.co.uk

Maps-By-Email

Tel: 0800 169 3849 to arrange for an account
Web: <http://www.openreach.co.uk/org/networkinfo/mappbyemail.do>

Appendix E

Advice : HSL-160404104612-381 DO NOT ADVISE AGAINST

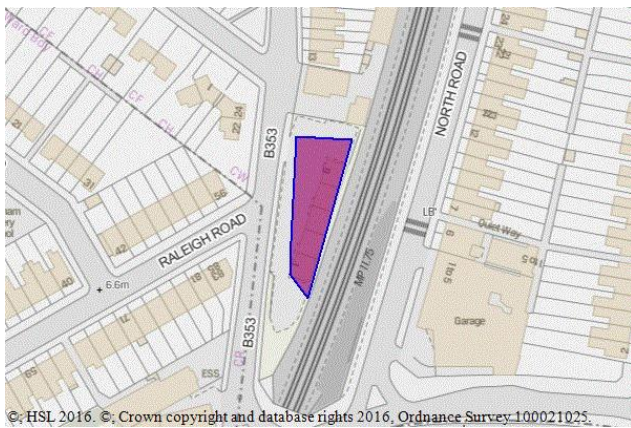
Your Ref: Sandycombe road part 2
Development Name: Goldcrest site
Local Authority Reference:

Comments: The ground floor with business premises

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of HSL.

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown

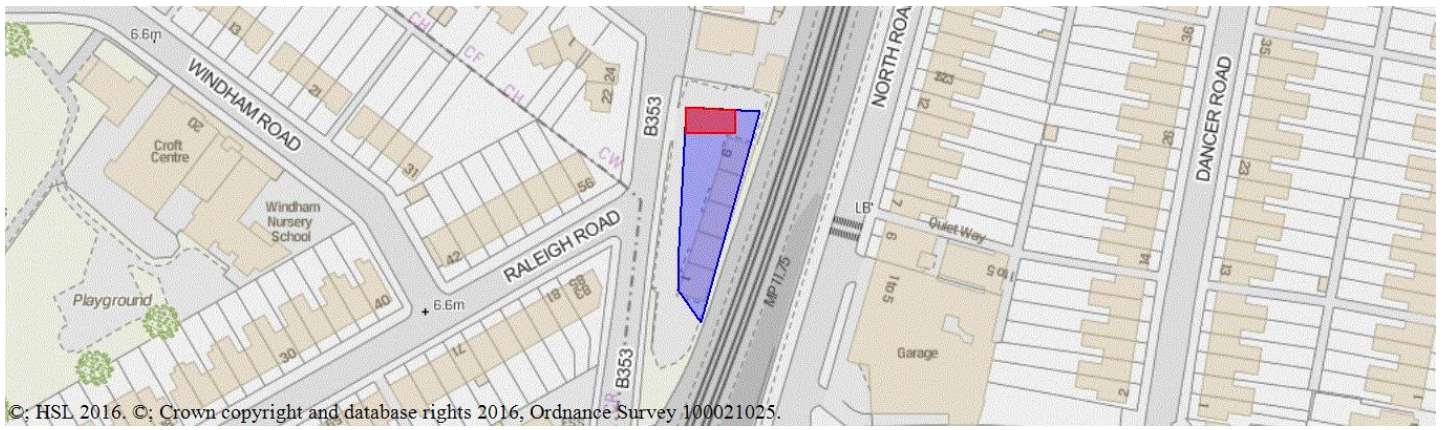
Workplaces DAA

Is it a workplace specifically for people with disabilities, e.g. sheltered workshops? No
Are there 100 or more occupants in any building in the workplace? Yes



Parking Areas DAA

Is this a parking area with no other associated facilities, car parks which are part of another development type should be included within that development type Yes



Pipelines

8021_2279 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by John Cuthbert at HSL on 04 April 2016.

Note that any changes in the information concerning this development would require it to be re-submitted.