



**Environmental Services Design**

**RICHMOND COLLEGE SITE,  
EGERTON ROAD, TWICKENHAM**

**FOUL DRAINAGE AND UTILITY STATEMENT  
FOR  
CLARION HOUSING GROUP**

**Project No:** EJ1078  
**Date:** November 2018  
**Rev:** P01

**Prepared by:**  
Environmental Services Design Limited  
1.04 Boat Shed  
Exchange Quay  
Salford  
Manchester  
M5 3EQ

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## 1.0 INTRODUCTION

Environmental Services Design Ltd (ESD) have been appointed by Clarion Housing Group to act as their representative in consultation with utility infrastructure providers for the proposed development by Clarion Housing Group at the Richmond College Site, Egerton Road, Twickenham.

The proposal is for the comprehensive redevelopment of the site to provide within the residential development zone, 45 x 1 bed apartments, 63 x 2 bed apartments, 8 x 3 bed apartments, 2 x 4 bed apartments, 18 x 2 bed maisonettes, 28 x 3 bed terrace houses, 16 x 4 bed terrace houses, together with associated car parking, cycle parking and amenity space.

This report will provide evidence to show consultation is taking place with the following utility infrastructure providers;

- Thames Water;
- British Gas;
- UK Power Networks;
- Openreach

The consultation with the above providers at an early stage is essential to ensure there is adequate capacity both on-site and off-site to serve the proposed development.

### **Thames Water**

Thames Water will provide a new clean water supply to the development. Early consultation indicated that a flow and pressure test will be required once the scheme has developed further and a full application has been submitted. Thames Water are currently processing the full application following design development of the scheme.

### **British Gas**

British Gas will provide a new gas supply to the development. Early consultation indicated that a connection to the existing gas transporters network is available. British Gas are currently processing the full application following design development of the scheme.

### **UK Power Networks**

UK Power Networks will provide a new high voltage connection and transformer to the development. Early consultation indicated that a connection to the existing high voltage network is available. UK Power Networks are currently processing the full application following design development of the scheme.

### **Openreach**

Openreach will provide a new fibre network to the development. Consultation has indicated that a connection to the existing fibre network is available. Openreach are currently processing the full application following design development of the scheme.

## 2.0 CLEAN WATER INFRASTRUCTURE

The proposed development will require a new clean water supply to serve 180 properties and any landlord appliances.

A pre-development enquiry was raised with Thames Water on 19<sup>th</sup> January 2018 to carry out a desk top analysis of the required load and its potential impact on their network.

A response on 6<sup>th</sup> February 2018 from Thames Water indicated that the result of the analysis will require further investigation to thoroughly assess the requirements for supplying the site. A flow and pressure test capacity study to determine the effect of the new demand on the local and strategic network. This can only be carried out once the site construction has been confirmed and a full mains application has been submitted.

Following further detailed design for the Reserved Matters application, a number of additional measures were added to reduce the impact of the development on the local and strategic network. The design incorporates water storage into the scheme for all apartments above 1<sup>st</sup> floor level. The total nominal storage for the development has been calculated at 17.5m<sup>3</sup>.

A subsequent application was submitted to Thames Water on 26<sup>th</sup> October 2018.

This application has been allocated to Steve Watkins at Thames Water Developer Services.

Thames Water's reference number for the project is DS6054670.

A copy of the correspondence can be found in Appendix A of this report.

### **3.0 FOUL DRAINAGE INFRASTRUCTURE**

#### Existing foul water drainage

A review of the topographical / utilities survey and Thames water asset maps suggests that foul from the site currently drains to the Thames Water foul manhole (MH 5701B) on Egerton Road, east of the site.

#### Proposed foul water drainage

Separate foul networks have been designed for Phase 1 and Phase 2 of the development. The foul network for Phase 1 drains via gravity, and re-uses the existing foul connection point in the south east of the site as shown on the drawing in Appendix F of the Flood Risk Assessment produced by MLM Consulting Engineers Ltd

The foul network for Phase 2 drains via gravity to a pumping station location in the north west of Phase 2 (as shown on the drawing in Appendix F of the Flood Risk Assessment produced by MLM Consulting Engineers Ltd) which Atkins state is to be adopted by Thames Water.

A copy of the foul drainage strategy can be found in Appendix B of this report.

#### **4.0 ELECTRICITY INFRASTRUCTURE**

The proposed development will require new electrical infrastructure to serve 180 properties and landlord supplies.

A pre-development enquiry was raised with UK Power Networks (UKPN) for an estimated load of 481 kVA on 5<sup>th</sup> December 2017 to carry out a desk top analysis of the required load and its potential impact on their network.

Due to the load size, the pre-development enquiry requested connection to UKPNs high voltage network via a new substation which will be located on the proposed development.

A response on 13<sup>th</sup> December 2017 from UKPN provided a budget quotation for connection to their high voltage network with no indication of any off-site reinforcement works necessary.

Following further design for the Reserved Matters application, car charging points were added to the original load.

A subsequent application was submitted to UKPN on 26<sup>th</sup> October 2018 for a revised estimated load of 801 kVA.

This application has been allocated to Colin Diamond at UKPN.

UNPNs reference number for the project is 8500103022.

A copy of the correspondence can be found in Appendix C of this report.

## **5.0 NATURAL GAS INFRASTRUCTURE**

The proposed development will require new natural gas infrastructure to serve 180 properties and landlord supplies.

A pre-development enquiry was raised with British Gas on 19<sup>th</sup> January 2018 to carry out a desk top analysis of the required load and its potential impact on Cadent Gas's network.

A response on 13<sup>th</sup> February 2018 from British Gas provided a budget quotation for connection to the network with no indication of any off-site reinforcement works necessary.

Following further design for the Reserved Matters application, additional gas meter rooms were added.

A subsequent application was submitted to British Gas on 18<sup>th</sup> September 2018.

This application has been allocated to John Maidment at British Gas.

British Gas's reference number for the project is 1472010.

A copy of the correspondence can be found in Appendix D of this report.

## **6.0 TELECOMMUNICATIONS INFRASTRUCTURE**

The proposed development will require new full fibre infrastructure to serve 180 properties and landlord supplies.

The development was registered with Openreach on 8<sup>th</sup> November 2018 to provide 'Fibre to the Premises' (FTTP).

A response on 12<sup>th</sup> November 2018 from Openreach provided an agreement to carry out the works.

This application has been allocated to Colin Clover at Openreach.

Openreach's reference number for the project is L/POP/196.

A copy of the correspondence can be found in Appendix E of this report.



**APPENDIX A THAMES WATER CORRESPONDENCE**



Billy Fisher  
Environmental Design Services  
1.04 Boat Shed  
12 Exchange Quay  
Salford  
Manchester  
M5 3EQ

-  **DS reference** DS6044197
-  **developer.services@thameswater.co.uk**
-  **08000 093 921**  
Mon-Fri 8am-5pm
-  **[thameswater.co.uk/developerservices](https://thameswater.co.uk/developerservices)**

06 February 2018

## Your clean water budget estimate

**Site location:** Richmond Upon Thames Site, Egerton Road, Twickenham TW2 7SJ

Dear Billy

Thank you for your correspondence dated 19 January 2018 regarding the above development consisting of 44 houses and 136 flats and 1 landlord's supply.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to the details and information on your drawing, the contents of this report will become invalid and a new assessment will be needed.

We've listed below the approximate costs to serve the site. Subject to survey, additional costs may be applicable, such as traffic management, parking bay suspensions or lane rental charges.

### Finding your best fit

When arranging supplies for your site, we want you to choose the installer that best suits your needs and timescales. This may or may not be us. Independent self-lay providers could be able to offer cost-effective terms and fit in better with your construction programme, and might also be able to install multiple utilities. You can find out more about the self-lay option at [developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider](https://developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider)

### Contaminated land

If our assessment of your full soil report deems the site to be 'contaminated', you'll need to install mains and service connections using barrier pipe, rather than plastic pipe.

### Network capacity

As a result of our assessment, we'll need to carry out further investigations before we can more thoroughly assess the requirements for supplying the site. This site will require a flow and pressure test capacity study to determine the effect of the new demand on the local and strategic network.



Please note from 01 February 2018 the capacity study will be carried out by us once your site construction has been confirmed and you have applied for your new mains and/or water supply connections. Please note that lead times for a flow and pressure test to be completed will take 2 to 3 weeks therefore it is essential you advise us in advance of your required connection date.

Further information on the new charging policy from 01 April 2018 can be found here:  
<https://developers.thameswater.co.uk/-/media/Site-Content/Developer-Services/New-connections-charging/New-connections-charges-2018---Our-latest-proposals.pdf?la=en>

### What to do next

If you'd like to proceed with your design, you can apply for a formal quotation for water supply to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) for the attention of the self-lay team or design team.

For more information, see [developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/new-or-replacement-water-supply/how-to-get-a-quote](https://developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/new-or-replacement-water-supply/how-to-get-a-quote).

### Fire hydrant and sprinkler demand

Please note that we aren't able to confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. **You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes.**

### Working near our assets

If you're planning significant work near our assets, it's important you minimise the risk of damaging them. You can find more information at [developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes](https://developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes).

### Diversions

From our records, we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Please note however that any diversions which are needed will be charged at full cost, payable in advance.

### New main and water supply connections cost

There are two options available for installation of mains and water supply connections:

- Self-lay option, where a self-lay provider carries out the work on our behalf and we adopt the asset once completed. Self-lay providers are independent companies who you can ask to provide competitive quotes, and may be able to offer more flexible timescales, or be able to install multiple utilities.

11m off site and 167m on site of 125mm HPPE main to connect 32 houses and 136 flats:

Budget cost = £14,591.92

Asset payment: shows the forecast sum to be paid to self-lay provider for asset installed and adopted by us = £14,591.92

Delivery of 181x20mm revenue meters for 44 houses, 136 flats and 1 landlord

Budget cost = £15,046.53 payable by the developer to Thames Water



- Statutory option, where we carry out the work.

11m off site and 167m on site of 125mm HPPE main to connect 32 houses and 136 flats:

Budget cost = £14,591.92

DAD: Discounted Aggregate Deficit – shows the lump sum contribution payable by the developer towards the scheme cost = £0.00

32x25mm metered MDPE supplies for 32 houses from the 125mm on site main:

Budget cost = £21,824.64

12x25mm metered MDPE supplies for 12 houses from the 4" main in Egerton Road:

Budget cost = £15,725.64

1x125mm MDPE bulk supply and delivery of 137 internal meters for 136 flats and 1 landlord from the 125mm on site main:

Budget cost = £19,888.81

### Infrastructure and network charges

Infrastructure Charges:	
181 x £365.45 for Water Infrastructure Charges =	£66,146.45
181 x £365.45 for Sewerage Infrastructure Charges =	£66,146.45

Please note that infrastructure charge credits may be applicable based on the water consumption at the site within the last five years.

### Building water

It's important that you contact us before you start using water on your building work. If you don't, we'll base your charges on 0.17 per cent of the contract value. For more details visit [developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work](https://developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work)

### Water quality and hardness

You can check water quality in your area at

[secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm](https://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm)

### Asset location search

You can contact our Property Searches team to request an asset location search (for which a fee is payable) showing where any nearby mains, sewers and other equipment is situated.

Please visit [thameswater-propertysearches.co.uk](https://thameswater-propertysearches.co.uk) or call 0845 070 9148.

### Disconnection

If you'd like to permanently disconnect your existing water supply, please apply at

[secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm](https://secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm)

### Important note about this estimate

**All information enclosed in this letter is for indicative budgetary purposes only and should by no means be taken as the actual costs for serving this development site. Please note that they are simply an estimate, and that other factors that may have not been taken into consideration could increase these costs.**



I hope you find this information helpful. If you've any further queries, please don't hesitate to contact us.

Yours sincerely,

Nick Lazarow

Thames Water  
Developer Services – Customer Experience Team  
[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)  
0800 009 3921

## Chris Marner

---

**From:** DEVELOPER.SERVICES@THAMESWATER.CO.U  
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>  
**Sent:** 15 November 2018 12:18  
**To:** Chris Marner  
**Subject:** RE: RE: Dev @ Richmond College, Egerton Road, Twickenham, TW2 7SF, Ref: DS6054670

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Chris

I am now in receipt of numerous emails relating to this development scheme, I will require the Dwg to include the plot numbers also please.

To date I have requested our networks approval for this scheme whilst also trying to establish if the flow & pressure tests have been completed along with requesting a field engineer to visit site to establish the off-site works required.

Once in receipt of the required information I shall prepare your new water mains quotation and a pdf of the proposed works for which I will require your Dwg.

Any further queries then please do not hesitate to contact me.

Regards

Steve Watkins

Original Text

**From:** Chris Marner <Chris.Marner@esd-uk.com>  
**To:** Developer Services <developer.services@thameswater.co.uk>  
**CC:**  
**Sent:** 13.11.18 13:53:11  
**Subject:** RE: Dev @ Richmond College, Egerton Road, Twickenham, TW2 7SF, Ref: DS6054670

Hi Steve,

My apologies, we've been having problems with our landline at the office.

I have PDF drawings with the plot numbers on (attached), I can get these in dwg format if required?

The main access to the development is indeed via Egerton Road and is pretty much where the X is on the Site Plan.

With regards to security of supply, It might be possible to add a connection to Cranford Way however, the strip of land is part of the college development zone and I will need to check if we can install a pipe for the residential development zone. I have a meeting with the client on Thursday afternoon so will get the info for you asap.

From the budget quotation we received, it was mentioned that a flow and pressure test is required, can you let me know if this is still required and what stage the application is up to?

Thanks for your help

Kind regards

**Christian Marner BSc (Hons)**

Associate Director

Direct Line 0161 848 1263

Mobile 07702 260486



1.04 Boat Shed  
12 Exchange Quay, Salford  
Manchester, M5 3EQ

Tel: 0161 848 1260

[www.environmentalservicesdesign.co.uk](http://www.environmentalservicesdesign.co.uk)

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**From:** DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

**Sent:** 13 November 2018 13:13

**To:** Chris Marner <Chris.Marner@esd-uk.com>

**Subject:** Dev @ Richmond College, Egerton Road, Twickenham, TW2 7SF, Ref: DS6054670

Dear Mr Marner

**Dev @ Richmond College, Egerton Road, Twickenham, TW2 7SF.**

Following receipt of your application for the above development scheme, I left a voicemail last week with my contact details to request some additional information.

The Dwg you have provided does not have any plot numbers and it is also not very clear regarding access. Can you please confirm that the main access is via Edgerton Road and if we will be able for security of supply to also connect via Craneford Way and into your development site.

Should you have any queries then please do not hesitate to contact me.

Regards

Steve Watkins

0203 577 9578

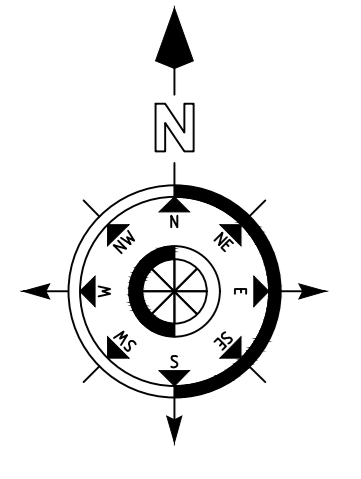
Visit us online [www.thameswater.co.uk](http://www.thameswater.co.uk), follow us on twitter [www.twitter.com/thameswater](https://www.twitter.com/thameswater) or find us on [www.facebook.com/thameswater](https://www.facebook.com/thameswater). We're happy to help you 24/7.

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**APPENDIX B FOUL WATER DRAINAGE STRATEGY**



**KEY**

- PRIVATE SURFACE WATER DRAIN SLOTTED PIPES
- FOUL
- PRIVATE SURFACE WATER MANHOLE
- CELLULAR ATTENUATION CRATES (95% VOIDS)
- PERMEABLE PAVING
- APPROX. SITE/PHASE BOUNDARY
- 70-80% GREEN ROOFS PROPOSED ON DEVELOPMENT EXACT PERCENTAGE TO BE CONFIRMED

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
  - DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.
  - THIS DRAINAGE STRATEGY SHOWS HOW SURFACE WATER RUN-OFF COULD BE MANAGED ON SITE WITH A RESTRICTED OFF-SITE DISCHARGE. FOR ALL RAINFALL EVENTS UP TO AND INCLUDING THE 100 YEAR RETURN PERIOD EVENT PLUS 40% CLIMATE CHANGE TO ENSURE NO INCREASED FLOOD RISK TO OTHERS AS A RESULT OF THE PROPOSED DEVELOPMENT.  
THIS IS NOT INTENDED TO BE A DETAILED DESIGN AT THIS STAGE. PLEASE NOTE THAT THE FINAL LAYOUT MAY BE SUBJECT TO REFINEMENT TO MEET CERTAIN TECHNICAL CRITERIA.
  - ALL GROUND LEVELS HAVE BEEN TAKEN AS 9.05m AOD. CONFIRMATION OF DRAINAGE DESIGNER WILL BE SUBJECT TO CONFIRMATION OF DETAILED LEVELS DESIGN.
  - LOCATION AND INVERT LEVELS OF OUTFALLS FROM PHASE 2 TO THE WEST ARE APPROXIMATE AND SUBJECT TO CONFIRMATION AT DETAILED DESIGN STAGE.



**HYDROBRAKE MANHOLE:**  
CL: 9.050  
IL: 6.942  
DESIGN HEAD: 1.40m  
DESIGN FLOW: 5.0 l/s  
MAXIMUM 100%+40% CC DISCHARGE RATE OF 5.0 l/s TAKEN FROM ATKINS DRAWING 5137894-ATK-00-XX-SK-C-0010 REVISION P1.0

**SURFACE WATER NETWORK TO DISCHARGE INTO PROPOSED NEW CONNECTION ON EXISTING DRAINAGE FROM PREVIOUS PHASES OF DEVELOPMENT.**

**CONNECTION INVERT LEVEL BASED ON ATKINS DRAWING 5137894-ATK-00-XX-SK-C-0010 REVISION P1.0**

**PROPOSED FOUL CONNECTION POINT:**  
IL: 6.353

**PHASE 2 FOUL TO DISCHARGE TO PROPOSED PUMPING STATION BY OTHERS**

**CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015**

**DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION**

- IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.
- TO BE COMPLETED AT DETAILED DESIGN STAGE.

THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING. PLEASE REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

PO2	22.11.18	FIRST REVISION	AW	JRC	JRC
PO1	04.10.18	PRELIMINARY ISSUE	CBV	JRC	JRC
REV	DATE	REVISION	MADE	CHK	APP
<b>PRELIMINARY</b>					

**MLM Group**

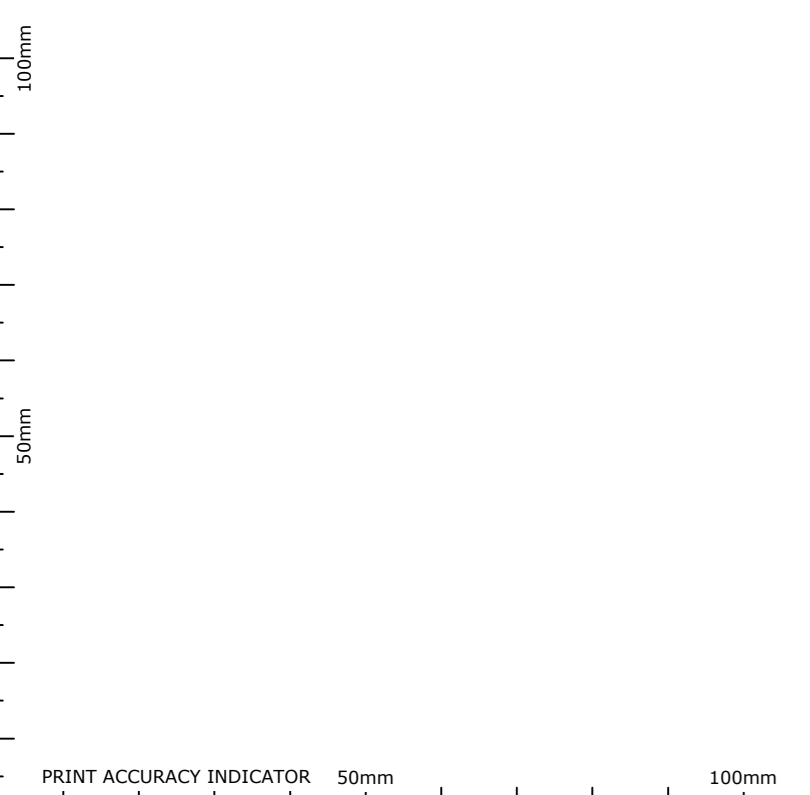
North Kiln, Felaw Maltings,  
46 Felaw Street, Ipswich,  
Suffolk IP2 8PN  
Tel: 01473 231100  
Website: www.mlmgroup.com

**CLIENT**  
BARTON WILLMORE

**PROJECT**  
RICHMOND UPON THAMES COLLEGE

**DRAWING TITLE**  
SURFACE WATER DRAINAGE STRATEGY AND FOUL

DRAWN/DESIGN	CBV/TH	MLM REF	STATUS	REVISION
SCALE	1:250 @A0	619579	-	P02
PROJECT	ORIGINATOR	VOLUME/ LEVELS & SYSTEM LOCATIONS	TYPE	ROLE
619579-MLM-ZZ-XX	-DR-	C	-0110	



**APPENDIX C UK POWER NETWORKS CORRESPONDENCE**

Mr S Miller  
Environmental Services Design  
1.04 Boat Shed  
12 Exchange Quay  
Salford  
Manchester  
M5 3EQ

13<sup>th</sup> December 2017  
Our Ref: 8500076497

Dear Mr Miller,

Site Address: Egerton Road, Twickenham, London TW2 7SJ.

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of South Eastern Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

## 1. Budget estimate

### Option 1

The budget estimate for this work is: **£65,000.00** (exclusive of VAT) if the Point of Connection (POC) is to the high voltage network as shown on the enclosed plan. This is to provide 180 connections at 230volts and a connection at 400volts.

This budget estimate is to provide a ringed high voltage supply to a new substation on the proposed development and to provide an ACB as per the attached drawing. This is based on the load requested not exceeding 481kVA, all the excavation and reinstatement on the site being carried out by your contractors.

Please note the regulations for multi-occupancy buildings have changed and UK Power Networks responsibility will finish at the cut out position (please see enclosed leaflet).

At the time of producing this budget estimate, the existing high voltage network has sufficient capacity and further reinforcement is not required. The price would depend on site conditions,

on obtaining any necessary legal consents, traffic management requirements, final load details, site layout and the route of our incoming cable(s).

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 4m x 4m will be required. If, however, you prefer to construct a brick substation then an area of land of at least 5m x 5m will be required. Planning Permission, although not required for a GRP substation, will be required for a brick built enclosure, and it will be your responsibility to obtain this.

The substation must be located such as to minimise the need for the manual handling of heavy plant. The Manual Handling Operations Regulations 1992 require the use of mechanical handling whenever this reasonably practicable. To meet these regulations, we use a lorry-mounted crane to deliver substation plant. The project must therefore be planned to ensure that it is suitable for the delivery of plant from a large vehicle. The Construction (Design and Management) Regulations 2015 also require that consideration be given to the safe installation, maintenance and eventual removal of equipment. To comply with this legislation, we need to be able to gain access with a suitable vehicle throughout the life of the project.

## **Option 2**

The budget estimate for this work is: **£70,000.00** (exclusive of VAT) if the Point of Connection (POC) is to the high voltage network as shown on the enclosed plan. This is to provide 180 connections at 230volts and a connection at 400volts.

This budget estimate is to provide a ringed high voltage supply to a new substation on the site and to lay a low voltage cable into the proposed intake position in each block (assumed 3 blocks). This is based on the load requested not exceeding 481kVA, all the excavation and reinstatement on the site being carried out by your contractors.

Please note the regulations for multi-occupancy buildings have changed and UK Power Networks responsibility will finish at the cut out position (please see enclosed leaflet).

At the time of producing this budget estimate, the existing high voltage network has sufficient capacity and further reinforcement is not required. The price would depend on site conditions, on obtaining any necessary legal consents, traffic management requirements, final load details, site layout and the route of our incoming cable(s).

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 4m x 4m will be required. If, however, you prefer to construct a brick substation then an area of land of at least 5m x 5m will be required. Planning Permission, although not required for a GRP substation, will be required for a brick built enclosure, and it will be your responsibility to obtain this.

The substation must be located such as to minimise the need for the manual handling of heavy plant. The Manual Handling Operations Regulations 1992 require the use of mechanical handling whenever this reasonably practicable. To meet these regulations, we use a lorry-mounted crane to deliver substation plant. The project must therefore be planned to ensure that it is suitable for the delivery of plant from a large vehicle. The Construction (Design and Management) Regulations 2015 also require that consideration be given to the safe installation, maintenance and eventual removal of equipment. To comply with this legislation, we need to be able to gain access with a suitable vehicle throughout the life of the project.

## **2. Budget estimate assumptions**

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences.
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches.
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation, Please refer to our website [http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the\\_connection\\_process.pdf](http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the_connection_process.pdf) for '**The connection process**' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Trevor Cross  
Prelims Project Designer  
Tel: 01622 352331  
Email: [trevor.cross@ukpowernetworks.co.uk](mailto:trevor.cross@ukpowernetworks.co.uk)

Your feedback is important to us, and we would be grateful if you would complete a short questionnaire to tell us about the service that you have received in relation to this Budget Estimate. The customer relations team do contact a small number of customers by telephone as well. You can remain anonymous if you prefer when you provide this feedback. Please follow

this [link](#) to complete the survey; it will take you only a few minutes. Thank you in advance for your help.

I will call you in a couple of days to ensure that you have received the Estimate and that it has met all of your requirements, however if you have any questions in the meantime please do not hesitate to contact me.

## Chris Marner

---

**From:** Diamond, Colin <colin.diamond@ukpowernetworks.co.uk>  
**Sent:** 15 November 2018 12:29  
**To:** Chris Marner  
**Subject:** 8500103022 - Richmond College, Egerton Road, Twickenham, TW2 7SJ.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon Chris,

Good to speak to you this morning.

As discussed can you please email over the following:-

- A plan that shows how many flats are in each block
- A plan with the substation location
- The location of all secondary substations shall (subject to any exceptions) be:
  - At or near the electrical load centre of the network to be supplied.
  - At ground level.
  - Provided with safe and adequate 24 hour access from the public highway for operational personnel and vehicles, including plant delivery vehicles with a lorry mounted crane. Access from road junctions and major roads shall be avoided. Where necessary, unrestricted access via a dual locking arrangement is acceptable; access via recourse to a 3rd party (e.g. Security) is not acceptable.
  - Positioned such that obstruction is not caused with the doors open (e.g. over the public footpath).
  - In a visible location to deter vandals.
  - Sited where ventilation is to free air and not adjacent to escape routes. Venting into loading bays, under crofts or underground car parks is not acceptable.
  - Positioned a minimum of 10 metres from residential properties to mitigate potential noise nuisance.
- Do you require a GRP or brick substation?
- Land space required 4m by 5m

Kind regards

Colin

Project Designer  
UK Power Networks  
Parkwood, Maidstone  
Kent, ME15 9XH

Tel: 01622 352 254  
Mob: 07875 118 176

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**APPENDIX D BRITISH GAS CORRESPONDENCE**

4 Callaghan Square  
Tresillian Way  
Cardiff  
CF10 5BT

Mr Billy Fisher  
Environmental Services Design  
1.04 Boat Shed  
12 Exchange Quay  
Salford  
Lancashire  
M5 3EQ

Our Ref : P1472010/1 ECNA  
13 February 2018

Re: Egerton Road, Plots 1-180, Richmond College Site, Twickenham,  
Middlesex, TW2 7SJ

Dear Mr Fisher

Thank you for your enquiry regarding gas supplies and infrastructure to this proposed development, I am pleased to enclose the following:

- ❖ The budget quotation to provide gas mains, services and meters to the above development from the information you have provided
- ❖ A schedule detailing the indicative properties on the development where gas is to be supplied
- ❖ This budget quotation excludes any costs associated with traffic management, local authority permits or lane rentals

If you wish to proceed with the quotation would you please:

- ❖ Complete a full application form or provide information detailed in the "general" section of the budget quotation.

When your acceptance has been received I will arrange for your scheme to be mobilised with our service providers. Also a developer's pack will be sent to you, which includes our full proposals, a developer's guide and key contact details.

British Gas can also assist you by arranging for the installation of your electricity meters. If you would like to take advantage of this, please let me know and I will ensure that you are fully informed of this opportunity.

Please do not hesitate to contact me if you require any additional information or assistance.

Yours sincerely

Stephanie Doyle  
Regional Development Manager  
Tel No. 07557 612339

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[britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html](http://britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html)

# Quotation

To provide gas site services for your development

## (Budget Quote Only - Not for Acceptance)

**Our Ref:** P1472010/1 ECNA      **Site Ref:** PPS69524      **Date:** 13 Feb 2018  
**Site Address:** Egerton Road, Plots 1-180, Richmond College Site, Twickenham, Middlesex,  
TW2 7SJ

**Contribution Required : £184202.35 (exc. VAT)**

### Quotation Details

#### Off-site mainlaying

British Gas will undertake all excavations, connections, installations and reinstatement for the gas mains within the public highway (as identified on the attached drawing, from section A to C) whilst complying with relevant legislation.

#### On-site installations - Developer (also known as 'the Customer') excavates on-site

British Gas will install all gas mains and connect all gas services within the boundary of the development.

As you have requested you will undertake all excavation and reinstatement for mains, services and connections, this includes the provision of approved finefill material, backfill and re-instatement, all to comply with relevant legislation.

This quotation is subject to the following:-

- ❖ The Terms and Conditions for the Provision of Gas Site Services for your development
- ❖ The Terms and Conditions for the supply of Gas and Electricity
- ❖ Specification of Works
- ❖ British Gas is nominated by the developer as the gas supplier to all gas meter installations on this development
- ❖ Schedule of Properties as detailed
- ❖ This quotation is open until the expiry date, 14 April 2018

The gas network and meters shall be owned and operated by GTC Pipelines

British Gas reserves the right to modify this quotation and apply additional charges if the number or types of property or build rate are changed from the 'schedule' of properties attached.

Any amendments or revisions to the siteworks request information already provided by you are notified to British Gas as soon as you become aware.

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[britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html](http://britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html)



# Specification Of Works

**Our Ref:** P1472010/1 ECNA

**Site Ref:** PPS69524

**Date:** 13 Feb 2018

**Site Address:** Egerton Road, Plots 1-180, Richmond College Site, Twickenham, Middlesex, TW2 7SJ

## Description of Works

### **Connection(s) to existing Gas Network**

#### **- represented by section A to B on the attached drawing**

British Gas will arrange installation and commissioning of a suitable connection(s) to the existing gas transporter's network.

### **Public Highway works, off-site mainlaying and connections in the public highway**

#### **- represented by section B to C on the attached drawing**

British Gas will excavate and re-instate all trenches in the public highway and will install the off-site gas mains to the site. Where no B to C is indicated on the plan the responsibility for excavating from point B onwards is with the Developer

### **Services/Meter Boxes**

Unless agreed otherwise in writing all materials including service pipe and meter boxes will be delivered direct to site by British Gas or its agents. The developer will lay all service pipes and install the meter boxes in accordance with 'British Gas New Housing Connections Developer Guide'.

### **Meters**

Generally, the gas meter will be installed when the service pipe is connected to the gas main. The gas meter will be left fully commissioned and purged of air. The meter outlet connection will be left blanked-off in readiness for your chosen Gas Safe™ registered gas installer to connect to the internal pipework.

### **Commencement of Works and Notices to be given by the developer**

We will always endeavour to satisfy your requirements. Typically we require 6 to 8 weeks notice for the commencement of works, following which normally 10 days notice is required for any further on-site works.

### **General**

**\* Please note we are unable to quote for internal or external risers. Therefore this budget quotation is conditional on all meters being positioned in external meter boxes or within purpose built meter rooms on the ground floor.**

**\* Developer to ensure that from the meter manifolds they will be able to achieve a minimum pressure drop of no more than 1mbar across the outlet pipe work.**

**\* This quotation excludes any additional traffic management, weekend working and lane rental charges that may be deemed necessary at the direction of the local authority post acceptance. All additional costs will be charged directly to the developer.**

# Schedule of Properties

Our Ref: P1472010/1 ECNA      Site Ref: PPS69524      Date: 13 Feb 2018  
 Site Address: Egerton Road, Plots 1-180, Richmond College Site, Twickenham, Middlesex,  
 TW2 7SJ

## Schedule of Properties

### Property Types

Number of Properties	Property and Meter Box Types
37	1 Bedroom with Smart - Cavity meter box
8	1 Bedroom with Smart - Internal meter position
81	2 Bed Flat with Smart - Internal meter position
8	3 Bed Flat with Smart - Internal meter position
1	3 Bed Semi with Smart - Cavity meter box
27	3 Bed Terrace with Smart - Cavity meter box
2	4 Bed Flat with Smart - Internal meter position
3	4 Bed Semi with Smart - Cavity meter box
13	4 Bed Terrace with Smart - Cavity meter box

Total Planned Gas Load (kWh) : 1458174

Total Number of Planned Properties : 180

### Build Rate

	Development of Properties on Site									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Number of Properties	44	136	0	0	0	0	0	0	0	0

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[britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html](http://britishgas.co.uk/products-and-services/gas-and-electricity/new-connections.html)

## Chris Marner

---

**From:** Jenkins, Paul <Paul.Jenkins@britishgas.co.uk>  
**Sent:** 15 November 2018 10:17  
**To:** Chris Marner  
**Cc:** Maidment, John  
**Subject:** RE: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2 - 1472010

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Chris,

I can just confirm the reason/s you'd like this site split into two quotations please?

I have more info now than when I quoted it previously so could provide a much more accurate price for the whole site. This would be much more cost effective than splitting it into two.

You are then free to call off different phases as and when you are ready for them.

The previous budget price I provided was based on X amount per plot worse cause scenario.

Please confirm who you'd like to proceed and let me know if you have any queries.

Kind regards,

**Paul Jenkins**  
Engineering Assistant  
0333 2029364

---

**From:** Maidment, John  
**Sent:** 14 November 2018 15:03  
**To:** Jenkins, Paul <Paul.Jenkins@britishgas.co.uk>  
**Subject:** FW: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2 - 147201



John Maidment  
Key Account Support Team  
Tel – 08002940672 Option 2  
[john.maidment@britishgas.co.uk](mailto:john.maidment@britishgas.co.uk)

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**From:** Chris Marner [<mailto:Chris.Marner@esd-uk.com>]  
**Sent:** 14 November 2018 14:56  
**To:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
**Cc:** Doyle, Stephanie <[Stephanie.Doyle@britishgas.co.uk](mailto:Stephanie.Doyle@britishgas.co.uk)>  
**Subject:** RE: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2

Hi John,

I was just after an update with regards to receiving the quotation for the above project.

Thanks for your help

Kind regards

Christian Marner BSc (Hons)  
Associate Director

Direct Line 0161 848 1263  
Mobile 07702 260486



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Manchester, M5 3EQ  
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---

**From:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
**Sent:** 30 October 2018 09:18  
**To:** Chris Marner <[Chris.Marner@esd-uk.com](mailto:Chris.Marner@esd-uk.com)>  
**Cc:** Doyle, Stephanie <[Stephanie.Doyle@britishgas.co.uk](mailto:Stephanie.Doyle@britishgas.co.uk)>  
**Subject:** RE: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2

Good Morning Chris,

Yes thanks, this is currently with our design team and as soon as I receive your quotations I will forward these on to you.

Thanks



John Maidment  
Key Account Support Team  
Tel – 08002940672 Option 2  
[john.maidment@britishgas.co.uk](mailto:john.maidment@britishgas.co.uk)

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**From:** Chris Marner [<mailto:Chris.Marner@esd-uk.com>]  
**Sent:** 30 October 2018 08:55  
**To:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>



Cc: Doyle, Stephanie <Stephanie.Doyle@britishgas.co.uk>

Subject: FW: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2

Good morning John,

I just wanted to check that you have received all the information you need to provide a quotation.

If you could let me know either way I'd be grateful

Kind regards

**Christian Marner BSc (Hons)**  
Associate Director

Direct Line 0161 848 1263

Mobile 07702 260486



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---

**From:** Chris Marner

**Sent:** 18 October 2018 10:45

**To:** Maidment, John <John.Maidment@britishgas.co.uk>

**Cc:** Doyle, Stephanie <Stephanie.Doyle@britishgas.co.uk>

**Subject:** RE: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010 - Email 1 of 2

Morning John,

I now have the plot schedules and plot layouts as requested.

I also have the latest layouts which show the gas meter rooms and I've updated the site plan to co-ordinate with the latest info.

There is quite a lot of information so I will send this over a few emails.

Hopefully you should have everything now, but if I've missed something please let me know.

Kind regards

**Christian Marner BSc (Hons)**  
Associate Director

Direct Line 0161 848 1263

Mobile 07702 260486



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**From:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
**Sent:** 20 September 2018 12:48  
**To:** Chris Marner <[Chris.Marner@esd-uk.com](mailto:Chris.Marner@esd-uk.com)>  
**Cc:** Doyle, Stephanie <[Stephanie.Doyle@britishgas.co.uk](mailto:Stephanie.Doyle@britishgas.co.uk)>  
**Subject:** RE: EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010

Hi Chris,

Thanks for the plans that's a great help, however as I now need to split the site into 2 quotations please can you provide a plan showing all plots marked with plot numbers as currently only car parking spaces are marked and I can't match these up with the plots. I will need to know the run of plot numbers in phase 1 and also in phase 2.

Please provide a full schedule of properties showing the number of bedrooms in each plot number so that I can match these to the 2 phases as the current schedule is for the whole site I am unable to split this into 2 phases.

Many Thanks



John Maidment  
Key Account Support Team  
Tel – 08002940672 Option 2  
[john.maidment@britishgas.co.uk](mailto:john.maidment@britishgas.co.uk)

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**From:** Chris Marner [<mailto:Chris.Marner@esd-uk.com>]  
**Sent:** 20 September 2018 12:09  
**To:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
**Cc:** Doyle, Stephanie <[Stephanie.Doyle@britishgas.co.uk](mailto:Stephanie.Doyle@britishgas.co.uk)>  
**Subject:** EXT RE: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010

Hi John,

Attached are the Architect GAs for the blocks on phase 1 showing the gas meter cupboards.

I've asked the architect to add the hand-marked meter cupboard I'd shown onto their GA for block 5 (phase 2) and I'll issue as soon as I receive it.

I have dwg files of the above if you need.

Kind regards

**Christian Marner BSc (Hons)**  
Associate Director

Direct Line 0161 848 1263  
Mobile 07702 260486



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---

**From:** Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
**Sent:** 20 September 2018 10:27  
**To:** Chris Marner <[Chris.Marner@esd-uk.com](mailto:Chris.Marner@esd-uk.com)>  
**Cc:** Doyle, Stephanie <[Stephanie.Doyle@britishgas.co.uk](mailto:Stephanie.Doyle@britishgas.co.uk)>  
**Subject:** FW: EJ1078 Richmond College Site - Gas application - Our Ref - 1472010

Good Morning Chris,

Thank you for your e-mail to requote the site above. I have shown you plans to our design team and they have asked for floor plans for all the blocks of flats showing all meter rooms – Please note that the meter rooms cannot be hand drawn and must be on an architects drawing.

They have also asked why the site is to be split into 2 separate quotes as this will probably more expensive and have advised that if it is quoted as a whole you can call off the works as and when required. Please advise on this matter how you wish to proceed.

Many Thanks



**John Maidment**  
Key Account Support Team  
Tel – 08002940672 Option 2  
[john.maidment@britishgas.co.uk](mailto:john.maidment@britishgas.co.uk)

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**From:** NCDevApplications  
**Sent:** 19 September 2018 11:22

To: Maidment, John <[John.Maidment@britishgas.co.uk](mailto:John.Maidment@britishgas.co.uk)>  
Subject: FW: EJ1078 Richmond College Site - Gas application



John Maidment  
Key Account Support Team  
Tel – 08002940672 Option 2  
[john.maidment@britishgas.co.uk](mailto:john.maidment@britishgas.co.uk)

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From: RECSApplications  
Sent: 19 September 2018 09:53  
To: NCDevApplications <[NCDevApplications@britishgas.co.uk](mailto:NCDevApplications@britishgas.co.uk)>  
Subject: FW: EJ1078 Richmond College Site - Gas application

**Kelly Colwill | British Gas Energy Connections**  
Residential Energy Connections and Services  
Floor 2, 4 Callaghan Square, Tresillian Way, Cardiff, CF10 5BT  
Call Centre Tel: 0800 0725280/0333 2029580, opt 2 followed by opt 3  
Direct Line: 03332023309  
Fax: 029 2027 5010  
\* [Kelly.Colwill@britishgas.co.uk](mailto:Kelly.Colwill@britishgas.co.uk)  
\* [www.hivehome.co.uk](http://www.hivehome.co.uk)

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- Did I demonstrate a solid conviction to seek the right outcome for you?

*If I have helped you today let me know by clicking on the link above!*

---

From: Chris Marner [<mailto:Chris.Marner@esd-uk.com>]  
Sent: 18 September 2018 10:25  
To: RECSApplications <[RECSApplications@britishgas.co.uk](mailto:RECSApplications@britishgas.co.uk)>  
Subject: EXT EJ1078 Richmond College Site - Gas application

Please find attached application, location plan and site layout.

I'd be grateful if you could split the quotation by phase.

Kind regards

Christian Marner BSc (Hons)

Associate Director

Direct Line 0161 848 1263

Mobile 07702 260486

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**APPENDIX E OPENREACH CORRESPONDENCE**

12/11/2018

Dear Christian Marner

NSI Reference: **L/POP/196 Richmond College Site Egerton Road Twickenham**

Thank you for registering your development with Openreach. We are delighted to inform you that your development will receive our **Fibre to the Premise (FTTP) product** free of charge.

This will provide ultrafast broadband speeds to each home and will deliver a level of broadband future proofing as the demand for speed increases.

Your customers could, depending on their choice of communications provider, benefit from speeds of up to 1Gbps enabling them to stream HDTV, play computer games and write emails simultaneously providing the best communications experience.

### **What you need you to do now**

In order to provide ultrafast broadband infrastructure to your customers and to ensure that we get the design right first time, we need you to:

- Confirm that the details you provided at the Registration stage are correct. If not, please contact us immediately so that we can make any necessary changes.
- You have opted to self-install the connectorised cable, Optical Network Termination (ONT) and Battery Back Up (BBU) within each of your properties and will be eligible for an additional rebate payment (£20) per plot

For important information for fibre installation please see our developer handbook [http://www.ournetwork.openreach.co.uk/resources/site1/General/Downloads/fibre\\_developer\\_handbook.pdf](http://www.ournetwork.openreach.co.uk/resources/site1/General/Downloads/fibre_developer_handbook.pdf)

- Sign the signature page of the agreement (attached) and return to us.

**NOTE: Proposals for your site will not be progressed until we receive the signed documentation.**

Please send the above by email to us at [nsrecep@openreach.co.uk](mailto:nsrecep@openreach.co.uk)

We look forward to hearing from you soon to enable us to start the on-site proposal for your development as quickly as possible

Yours faithfully,

Infrastructure solutions customer service team

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