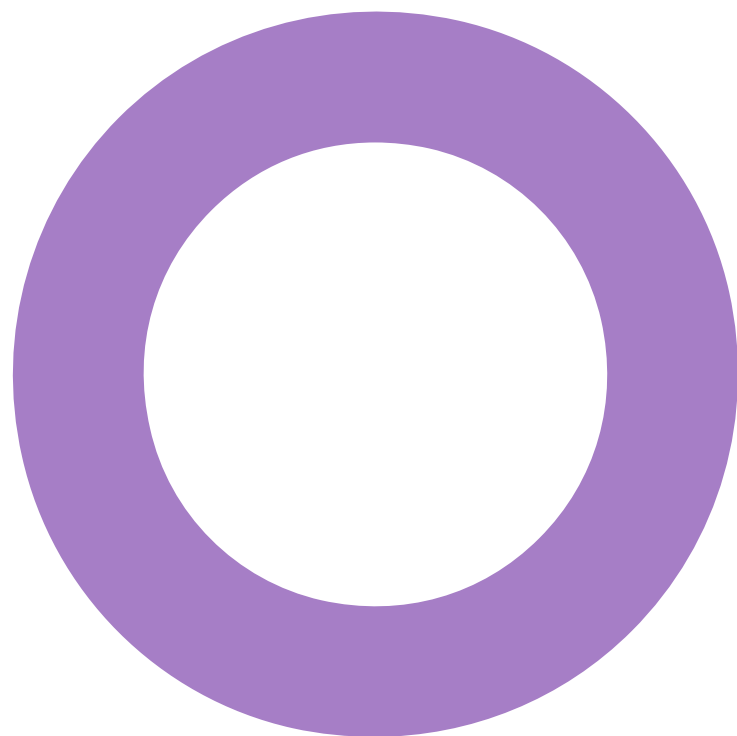


**Manor Road, Richmond.  
London.**  
**Avanton Richmond Ltd.**

**MEP ENGINEERING**  
UTILITIES STATEMENT

REVISION P1 - 16 JANUARY 2019



## Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P0	14/12/18	Draft Planning Issue	TC/HR	MAH	MAH
P1	16/01/19	Planning Issue	TC/HR	MAH	MAH

This document has been prepared for Avanton only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 0209506  
Document reference: REP-0209506-8A-TC-20181214-Utility Statement-RevP1.docx

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## 1. Introduction

This report has been produced to summarise the utility searches and applications made for the proposed Manor Road residential and commercial development in Richmond, London. The development consists of demolition of existing buildings and structures and comprehensive residential-led redevelopment of four buildings of between four and nine storeys to provide 385 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works. The site is bound by Manor Road to the east, and trainlines to the north and south.

This report summarises the utilities searches undertaken and the new applications made for connections to serve the development.

## 2. Utility Searches

Utility searches have been undertaken for the site, and there are limited utilities within the site boundary, which are currently serving the existing retail store. These services will be required to be isolated, made safe and stripped out as part of the demolition works, prior to construction commencing.

There is an existing UKPN substation to the north of the site; this infrastructure will be retained.

An external services drawing showing the existing services and new connection points required has been appended to this document.

## 3. Utility Applications

### 3.1 Electrical new supplies.

Discussions are currently ongoing with UKPN and an IDNO for the upgrading of the provision of new substations and provision of the apartment and commercial unit power supplies. An existing substation on the development site will be retained in situ to serve the surrounding area. The proposal is for 2no. HV new substations (TBC) will be provided within the development to serve the development.

The current intention is for UKPN to provide a HV point of connection for the development, where the IDNO will then act as a Building Network Operator (BNO), providing the substations for the site along with all distribution equipment to the apartments. The UKPN HV point of connection will be at the primary substations with cables to the site installed by the IDNO/ UKPN. The use of an IDNO as opposed to UKPN is to be confirmed with the client.

Individual metered connections will be provided to each dwelling within dedicated meter cupboards on each floor. Each commercial development will be provided with a dedicated metered LV utility supply.

Final details of the application are being developed to confirm the connection cost.

### 3.2 Water new connections.

A desktop study has been conducted by the Water Utility to establish the capacity and route of the water main in the road and to establish a scope of works to facilitate the provision of a firm quotation for the works. The quotation includes for a single new supply from the main into the basement for the residential units, where the Water Utility works will terminate with a bulk supply meter. Water supplies to the apartments will be installed by the mechanical contractor, with individual utility metered connections in riser cupboards on the respective floors.

It should be noted that the existing primary infrastructure has capacity to support 99 dwellings. As such, upgrade works will be required during the works. These works will be undertaken at the expense of the water utility, once further information is available for the scheme.

Each commercial unit will be provided with a dedicated incoming metered mains cold water utility supply, which will be extended by the future tenant to suit their fit-out.

### 3.3 Gas new connections.

It is envisaged that a new gas connection will not be required to the development.

### 3.4 Telecom new connections.

Engagement has been made with British Telecom, who have provided an offer letter. The quotation includes for a single fibre optic supply into the comms intake room where the Comms Utility works will terminate. Secondary comms rooms are to be provided to each of the blocks. The Comms Utility provider will also free-issue cables and equipment to allow the distribution to be extended to each apartment. These cables will be installed by the electrical installer.

Ducts will be provided to each commercial unit from the street for future telecoms connections.

Final details of the application are being developed to confirm the connection cost.

### 3.5 Drainage new connections

Surface and foul water drainage connections to utility infrastructure will be undertaken by the structural/ civil engineer. Refer to separate Drainage Strategy report produced by the civil engineer for this information.

### 3.6 Summary Table

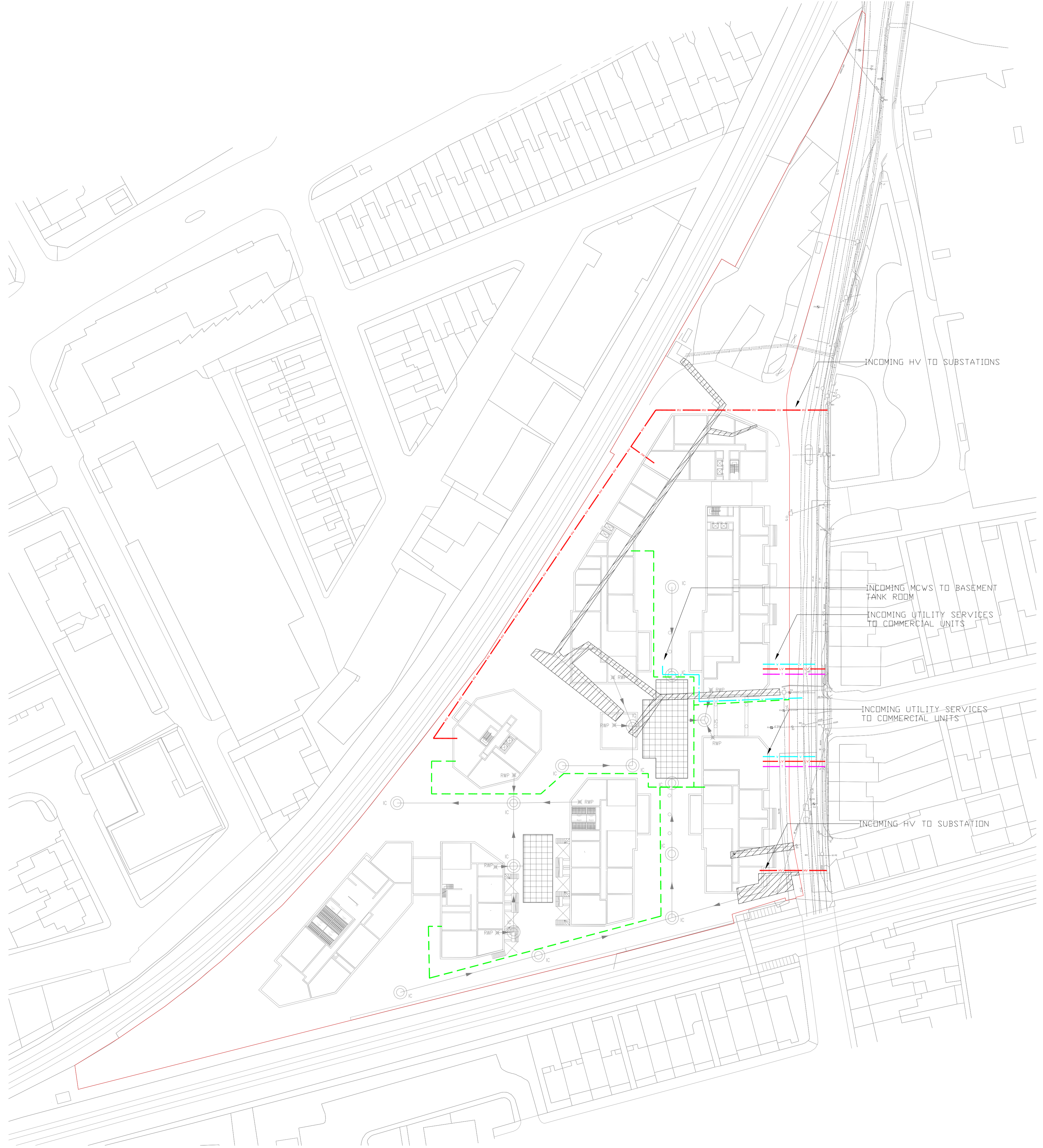
Utility	Provider	Enquiry	Scope	Costs to developer
Electricity	DNO/IDNO	New HV Substations	Connection to HV supply cut out.	£TBC
Electricity	BNO	Building distribution	Distribution from the HV/LV supply to the landlord LV panel and all the apartment meter.	£TBC
Water	Thames Water	New connection	The bulk supply connection from the road to a utility meter, located where the supply enters the basement, and also the supply of all the apartment utility meters. Dedicated supplies to each of the commercial units.	£190,810
Gas	N/A	N/A	N/A	N/A
Telecoms	BT	New connection	From the connection in Road to a comms intake room. Comms utility will also free-issue cables and equipment to distribute to each apartment.	£TBC

## Appendices

### External Services Drawing

This drawing shall not be scaled.  
Work from the dimensions shown in the drawing or given in relevant specifications

LEGEND	
	High Voltage Electricity
	Low Voltage Electricity
	Street Lighting Cable
	Water Main
	Gas Main
	Foul Water
	Surface Water
	Combined Sewer
	British Telecom
	Cable Television
	Fibre Optics
	Traffic Signalling
	Overhead Service (applies to any service)
	Future District Heating
	Services to be made safe and removed



CDM Regulations:

In addition to any information included in this drawing or the model from which it is derived, refer also to the project CDM Risk Register for information on residual risks.

General Notes:

- The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
- The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
- Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.

Project Notes:

- THIS DRAWING SHOWS INDICATIVE UTILITY ROUTES. FURTHER DETAILS TO BE DEVELOPED AS THE DESIGN PROGRESSES.
- FOR FURTHER INFORMATION REGARDING EXISTING UTILITIES, REFER TO EXISTING UTILITY INFORMATION.

P1	STAGE 2 ISSUE	GC	TC	MAH	01/19
Index	Description	Designed	Reviewed	Authorised	Date

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PROJECT TITLE:  
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RICHMOND

DRAWING TITLE:  
COMBINED SERVICES  
EXTERNAL SERVICES LAYOUT

PRELIMINARY ISSUE

PERSON RESPONSIBLE FOR:		
Design: GC	Review: TC	Authorising Issue: MAH

Project No: 0209506	Date: JANUARY 2019	Scale @ A1: NTS
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DRAWING NUMBER:	Revision:
	P1



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