



HARNISS

C O N S U L T I N G

UTILITIES SERVICES REPORT

for

HAMPTON CARE HOME LTD
STATION ROAD, HAMPTON

Harniss Consulting

3 Adams House
Northampton Science Park
Kings Park Road
Moulton Park
Northampton
NN3 6LG

Tel: 01604 654190

email: info@harniss.co.uk

Revision	Date Issued	Description/Summary of Changes	Prepared	Approved
A	29/08/2019	First Issue for client comment/review.	LS	SG
B	02/09/2019	Updated Bed/Suite Numbers	LS	SG

Contents

1	Introduction	4
2	Existing Utility Services	5
2.1	Electrical Services.....	5
2.2	Potable Water Services.....	5
2.3	Wastewater Services.....	5
2.4	Low Pressure Natural Gas Service.....	6
2.5	Telecommunications.....	6
2.6	Recommended Surveys.....	6
3	New Supply Connections	7
4	Appendix A – Electricity Record Map.....	8
5	Appendix B – Gas Record Map.....	9
6	Appendix C – Water & Sewer Record Maps	10
7	Appendix C – BT Record Map.....	12

1 Introduction

The purpose of this report is to provide an overview of the existing utility services around the red-line site boundary of the Old Police Station on Station Road, Hampton and to explore the feasibility of new services for the proposed redevelopment. The redevelopment proposals consist of the demolition of the existing facade to make way for the construction of a 67-bed care home and 22No. care suites for Hampton Care Home Ltd.

This report has been prepared in order to review the existing service arrangements across and within the vicinity of the site to establish the affects that these may have on the current proposals and any potential diversions that may be required.

Contact has been made with the various key utility supply companies and network operators who in-turn have provided their record information for the purposes of this review. It should be noted that these record maps provide an indication of services in and around the site but not always an accurate reflect of what is actually installed and as such the findings herein will need to be validated by way of physical survey work.

In all instances where proximity of services is identified as being 'present' the precise locations, i.e. dimensions, are not given as the general practice is they identify 'approximate' positions only.

An initial load assessment has been undertaken and submitted to the relevant authority for the purpose of confirming network capacity or possible network reinforcement/upgrades, where required, to serve the proposed development.

This report has been produced following a desktop study of utility record information and a sub-scan survey undertaken by Greenhatch Group and detailed on their output drawing 34025_T which can be seen in Appendix D.



Proposed Site Plan – Courtesy of PRC Architecture & Planning 11045-028-Rev A

2 Existing Utility Services

The records of the existing services have been obtained from the respective network operator, which are appended to this report.

The key finding from the desk top feasibility study of utility provisions in and around the proposed site is that all major services are present and available for connection to the site, however, please refer to latter sections of this report for detail on the capacity checks of the adjacent networks.



Images of site – Courtesy of Google Maps

2.1 Electrical Services

UKPN records indicate a primary high voltage distribution ring along Station Road, which serves a local HV sub-station directly opposite the proposed development. Confirmation as to whether the adjacent network capacity is sufficient to serve the new development is yet to be confirmed following the submission of developer's application.

2.2 Potable Water Services

The record information provided by Thames Water shows a PE mains supply serving the site but does not detail the size.

It is anticipated that the demolition contractor will engage with the local water authority to arrange transfer of the meter account once vacant possession is obtained. This will then permit the demolition contractor to reconfigure the existing private on-site main to serve as a temporary supply to meet the welfare requirements during the construction process.

Upon review of the local water authorities record maps there appears to be existing trunk and distribution services running along station road directly outside the proposed development. Also, there appears to be an existing fire hydrant within 90m of the new development, which falls within the distance set out by Building Control, although building control must confirm this is acceptable.

2.3 Wastewater Services

Due to the previous use of the development there will be existing below ground drainage services located within the site. It is recommended a more in-depth detailed survey is carried out to determine waste-water sizes and locations. The waste-water design is being undertaken by the civil engineer and the reader is redirected to the CWA information.

2.4 Low Pressure Natural Gas Service

Scotia Gas Networks PLC record information identifies a 180mm diameter low pressure gas main along Station Road parallel to the site boundary. There is an existing 63mm gas supply running through the site from south to north which is to be disconnected and capped at said main within Station Road.

An application for a new service to satisfy a peak load of 600kWh has been approved and a quotation has been provided to provide a new gas service terminating in a suitable meter housing complete with a gas meter.

2.5 Telecommunications

Disconnection of any existing services will have to be applied for when site ownership is confirmed.

2.6 Recommended Surveys

The third-party record information provides an initial basis for desk-top review of the existing services in and around the site.

Reviewing the record information available it is anticipated the impact to the development from existing surrounding utilities, is likely to be minimal.

We would advocate slit trenches being formed to provide an accurate detail of service details and their depths once possession of the site is taken.

3 New Supply Connections

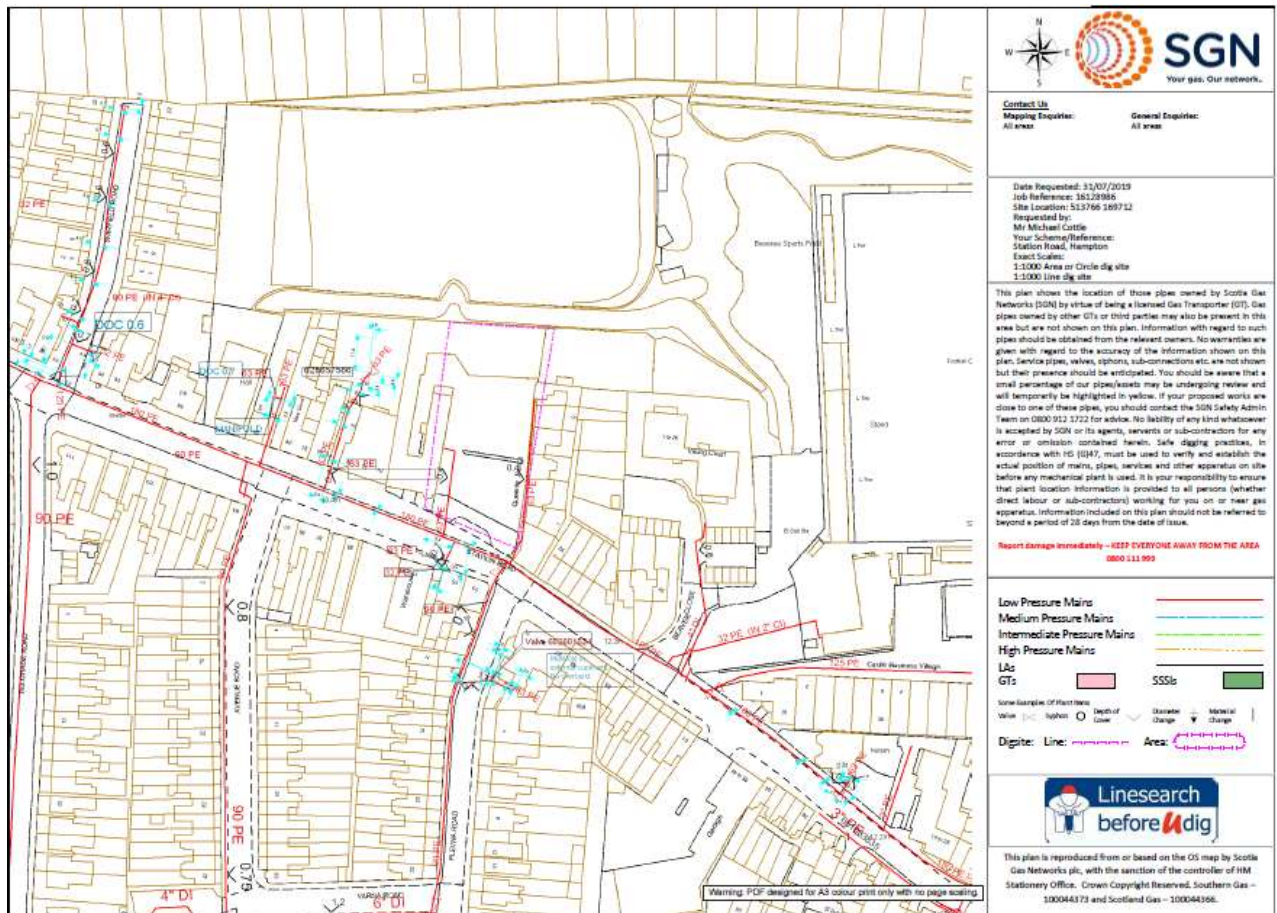
Developers applications have been submitted to provide new supplies to the site for gas, water and electric to the relevant network operators. These developers' enquiries will provide a conclusion to an initial assessment of the available capacity within each network to meet the demands of the proposed developments. At the time of first issue of this report, the return of these developers' enquiries is still outstanding.

Service	Authority	Detail of Service Requested	Current Status	Quotation Reference	Quotation Value
Water	Thames Water	A new 63mm supply to satisfy a peak flow rate of 2.95l/s.	Awaiting written quotation. (Application Fees have been paid).	TBC	TBC
Water	Thames Water	A new 90mm un-metered fire hydrant	Awaiting written quotation. (Application Fees have been paid).	TBC	TBC
Electric	UKPN	To install 1No new LV supply at 190 KvA	Awaiting written quotation.	TBC	TBC
Gas	SGN	To install a Gas supply & meter to satisfy a peak demand of 600kWh.	Awaiting written quotation.	TBC	TBC
Water	Thames Water	Disconnection of existing services.	Awaiting written quotation.	TBC	TBC
Electric	UKPN	Disconnection of existing services.	Awaiting written quotation.	TBC	TBC
Gas	SGN	Disconnection of 3No existing services.	Awaiting written quotation.	TBC	TBC

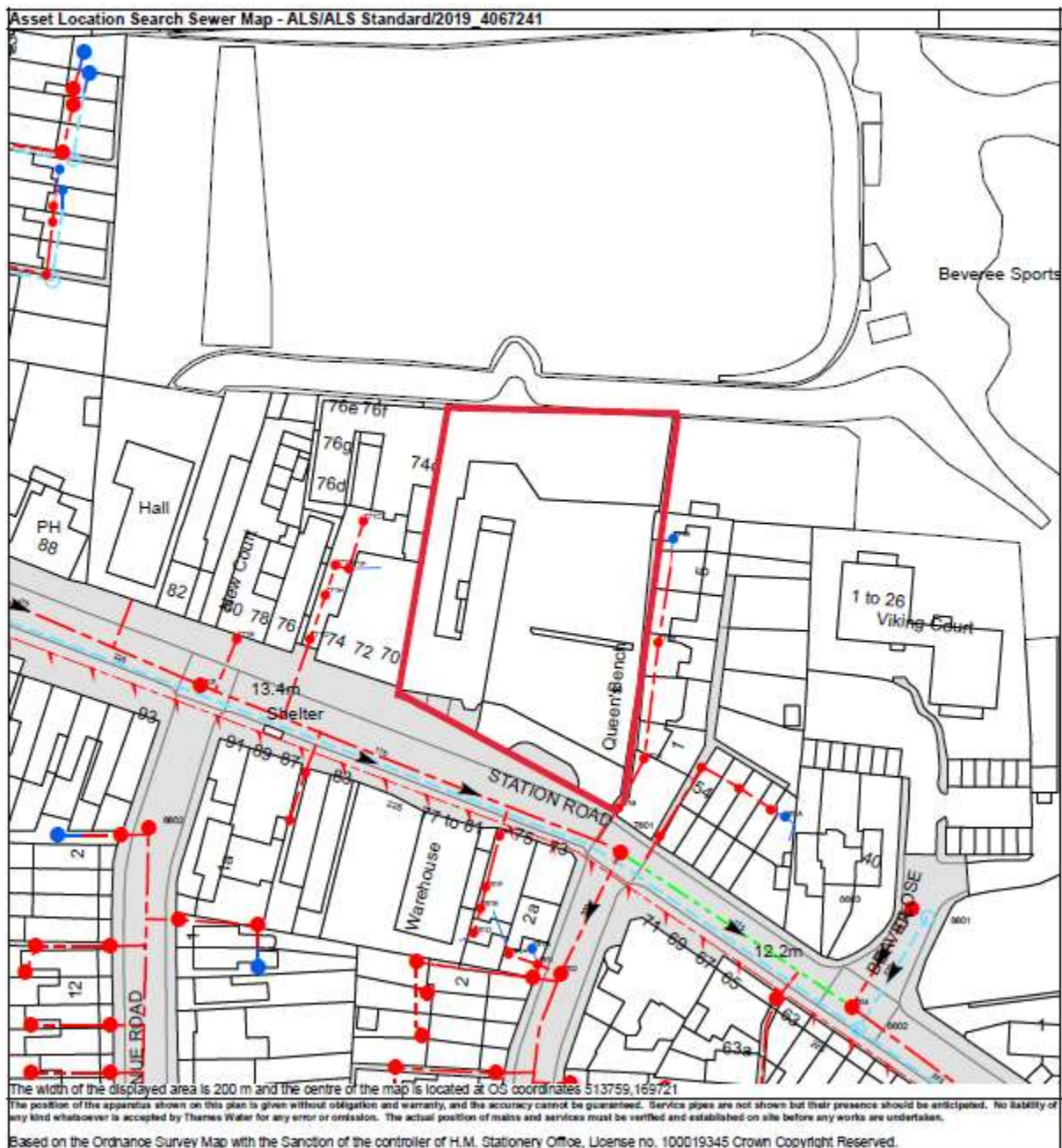
4 Appendix A – Electricity Record Map

Awaiting further information.

5 Appendix B – Gas Record Map



6 Appendix C – Water & Sewer Record Maps





Beveree Sports

E.L.S.

The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 513759, 169721.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
Based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office, License no. 100019245 Crown Copyright Reserved.

7 Appendix C – BT Record Map

Awaiting further information.