



Manor Road / Richmond

Utilities Statement

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 |
| P2 | 25/10/19 | Draft Planning Revision | TC/HR | MAH | MAH |
| P3 | 07/11/19 | Internal client issue | TC/HR | MAH | MAH |
| P4 | 18/11/19 | Draft Planning Revision | TC/HR | MAH | MAH |
| P5 | 21/11/19 | Planning Revision | TC/HR | MAH | MAH |
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Project number: 0209506

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1. Introduction

On behalf of Avanton Richmond Development Ltd, a detailed planning application (ref. 19/0510/FUL) was submitted to the London Borough of Richmond Upon Thames (LBRuT) in February 2019 for the redevelopment of the Homebase store at 84 Manor Road, North Sheen.

The application was considered at LBRuT Planning Committee on 3 July 2019 and was recommended for refusal by LBRuT officers. The Planning Committee resolved that they were minded to refuse the Application in line with the officer's recommendation for six reasons relating to affordable housing; design; residential amenity; living standards; energy; and absence of a legal agreement.

On 29 July 2019 the Mayor issued a Direction pursuant to Article 7 of the Town and Country Planning (Mayor of London) Order 2008 and powers conferred by Section 2A of the Town and Country Planning Act (1990) that he would act as the LPA for the purposes of determining the Application.

Further to the Mayor's direction to take over the Planning Application for his determination, the Applicant, in consultation with the GLA and TfL, has taken the opportunity to review the scheme with the principle aim of increasing the delivery of affordable housing through additional density and addressing other issues raised in the Mayor's Stage 2 Report.

The Amended scheme now proposes a residential-led redevelopment of five buildings of between three and ten storeys. The development will provide 433 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), car and cycle parking, landscaping, public and private open spaces and other necessary enabling works.

The proposed changes necessitate an amendment to the Applications description of development. The revised description of development is as follows:

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

The amended scheme is referred as the 'Amended Proposed Development' and its previous iteration that was considered at LBRuT Planning Committee in 3 July 2019, is referred to as the 'Original Proposed Development'.

This report summarises the utilities searches undertaken and the new applications made for connections to serve the development. This statement has been prepared to consider the scheme amendments, and should be read in conjunction with the original planning documentation.

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.

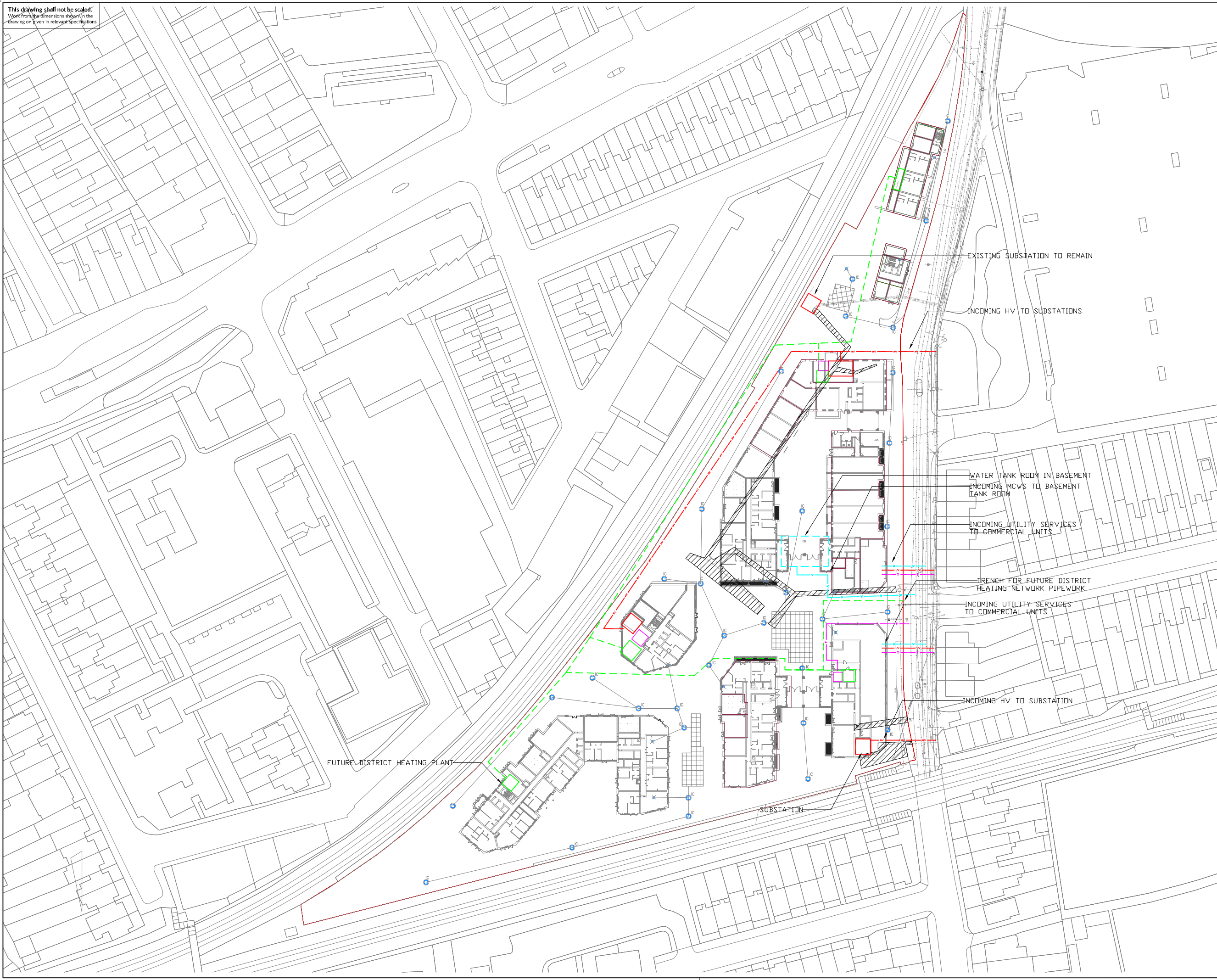
3.6 Summary Table

| 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. | £Approx. £200k |
| 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.



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.

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 Signaling |
| | Future District Heating |
| | Services to be made safe and removed |
| | Surface water attenuation tank |
| | Future District Heating Plant |
| | Incoming Comms Intake |
| | Substation |

| | | | | | |
|-----|------------------------|----------|----------|------------|------|
| P3 | REVISED PLANNING ISSUE | TC | TC | MAH 11/19 | |
| P2 | REVISED STAGE 2 ISSUE | TC | TC | MAH 11/19 | |
| P1 | STAGE 2 ISSUE | GC | TC | MAH 02/19 | |
| Rev | Description | Designed | Reviewed | Authorised | Date |

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PROJECT TITLE:
MANOR ROAD
RICHMOND

DRAWING TITLE:
COMBINED SERVICES
EXTERNAL SERVICES LAYOUT

PRELIMINARY ISSUE

| | | |
|---|-----------------------|---------------------------|
| PERSON RESPONSIBLE FOR: | | |
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