



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
P6	17/07/20	Draft Planning Amendment	TC	MAH	MAH
P7	30/07/20	Planning Amendments	TC	MAH	MAH

This document has been prepared for Avanton Richmond Ltd 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.

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1. Introduction

This utility statement has been prepared by Hoare Lea on behalf of Avanton Richmond Development Ltd ('the Applicant') following further amendments to the proposed scheme for the redevelopment of the Homebase store at 84 Manor Road, North Sheen ('the Site'). A planning application for the redevelopment of the Site was submitted to London Borough of Richmond Upon Thames (LBRuT) in February 2019 (ref. 19/0510/FUL) (the 'Original Proposed Development') and was considered at LBRuT Planning Committee on 3 July 2019. The Planning Committee resolved that they were minded to refuse the Application, however on 29 July 2019 it was confirmed that the Mayor of London would act as the local planning authority for the purposes of determining the application.

Proposed Amendments

Following review of LBRuT's reasons for refusal and discussions with Officers at the Greater London Authority (GLA) and Transport for London (TfL), the Applicant sought 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. Initial scheme amendments were submitted in November 2019 ('the November 2019 Amendments') and increased the overall number of units by 48, primarily through the introduction of a new residential building known as Block E.

Following further discussions with TfL and the GLA, it was subsequently agreed that further revisions should be explored in order to deliver an improved scheme, without the need for this additional block.

The proposed changes are described in detail in the accompanying Design and Access Statement Addendum, however, of particular note is the increase in residential units from 385 within the Original Proposed Development to 454 within the Amended Proposed Development. This increases the total number of affordable units by 38 to a total of 172 affordable homes (40% by habitable room taking account of grant funding, increased from 35% as originally submitted). This increase in units and the higher affordable housing provision has been principally achieved through amendments to the height and internal layout in appropriate locations across the Site.

The proposed changes necessitate an amendment to the Application's description of development. The revised description of development (hereafter referred to as the 'Amended Proposed Development') is as follows:

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide 453 residential units (of which 173 units will be affordable), flexible retail, community and office uses, provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

As a result of the proposed changes, this report has been updated in order to assess the Amended Proposed Development. This report summarises the utilities searches undertaken and the new applications made for connections to serve the development. This addendum statement has been prepared to consider the scheme amendments, and should be read in conjunction with the original statement and 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 4no. HV new substations to 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 and commercial units. 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 main potable cold water supply into the basement for the residential units, where the Water Utility works will terminate within 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 main comms intake room where the Comms Utility works will terminate. Secondary comms intake 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

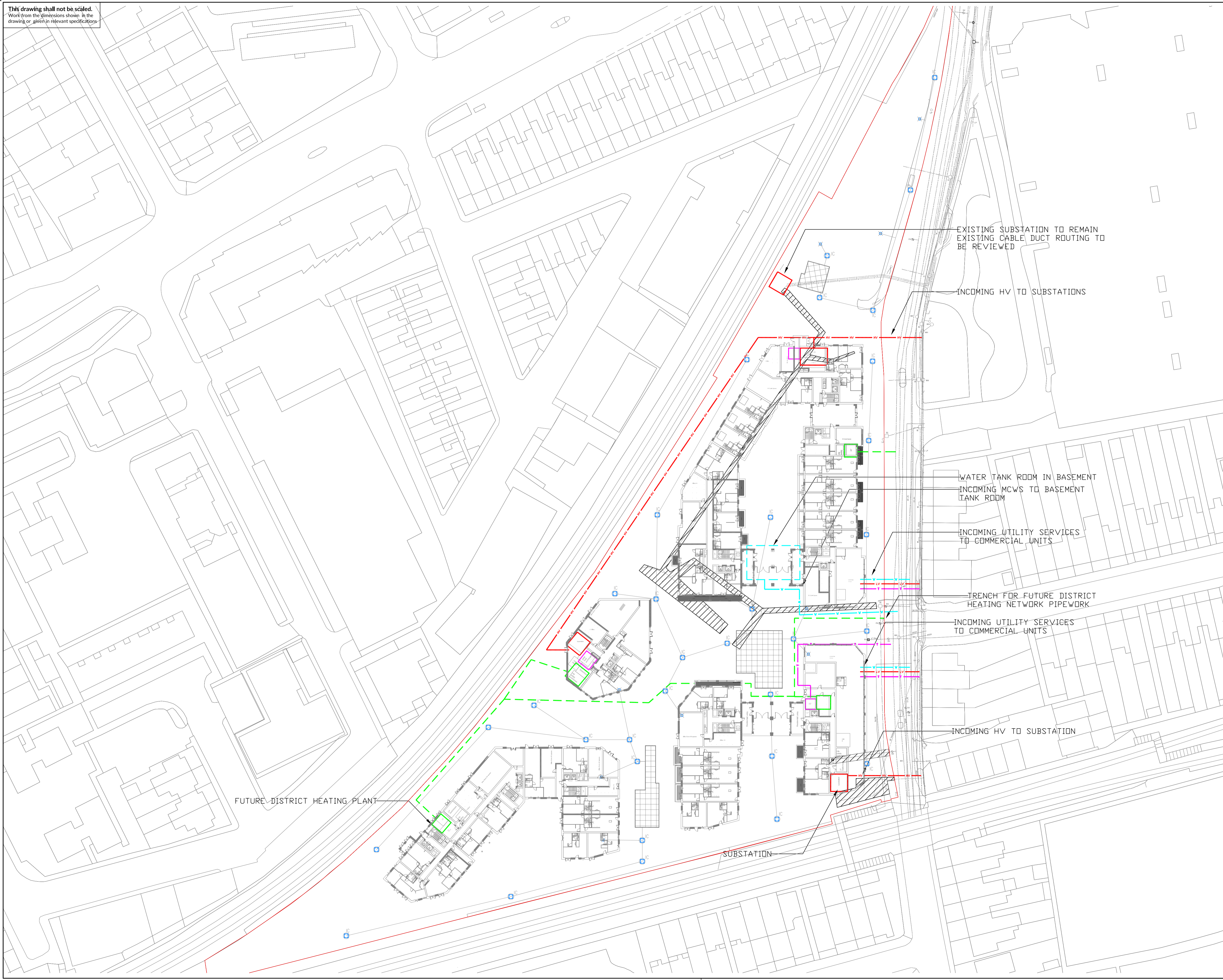
Utility	Provider	Enquiry	Scope	Costs to Developer (Note 1)
Electricity	DNO/IDNO	New HV Substations	Connection to HV supply cut out.	£132,576
Electricity	BNO	Building Distribution	Distribution from the HV/LV supply to the landlord LV panel and all the apartment meter.	£418,699
Water	Thames Water	New Connection	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 (Budget)
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

Note 1- Quotations are in the process of being updated to reflect the current scheme, but are not expected to be discernibly different.

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	
— HV — HV —	High Voltage Electricity
— LV — LV —	Low Voltage Electricity
— SL — SL —	Street Lighting Cable
— W — W —	Water Main
— G — G —	Gas Main
— FV — FV —	Foul Water
— SV — SV —	Surface Water
— CS — CS —	Combined Sewer
— BT — BT —	British Telecom
— CT — CT —	Cable Television
— FO — FO —	Fibre Optics
— TS — TS —	Traffic Signalling
— LV Overhead — LV Overhead —	Overhead Service (applies to any service)
---	Future District Heating
▨	Services to be made safe and removed
▩	Surface water attenuation tank
□	Future District Heating Plant
□	Incoming Comms Intake
□	Substation

P5	REVISED PLANNING ISSUE	TC	TC	MAH	07/20
P4	REVISED STAGE 2 ISSUE	TC	TC	MAH	12/19
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

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PROJECT TITLE:
MANOR ROAD
RICHMOND

DRAWING TITLE:
COMBINED SERVICES
EXTERNAL SERVICES LAYOUT

PRELIMINARY ISSUE

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

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