

FOR:

Star Land Realty UK Ltd

C/o 128 Cheapside

London EC2V 6BT

BARNES HOSPITAL SITE

UTILITIES

STATEMENT

Revision

Version No	Version Date	Status	Summary of Changes
1	20/07/21	DRAFT	-
2	28/07/21	PLANNING	-
3	27/09/21	PLANNING	TW Letter Added
4	15/11/21	PLANNING	Red Line Dwg Amended

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1.0 INTRODUCTION

FLATT have been appointed by **Star Land Realty** to undertake the Building Services design and review of the Utilities infrastructure relating to Barnes Hospital Site.

This Utilities Statement has been prepared to assess and confirm the location and capacity of services proposed to serve the sites.

In preparing this report we have consulted with the relevant Statutory Undertakers that provide services in the area to ascertain available capacities.

2.0 EXISTING SITE

Barnes Hospital is located on the South side of the South Worple Way, East Sheen, London SW14, in the London Borough of Richmond upon Thames. The hospital site is bounded to the North by South Worple Way and the railway line which is located to the North of the South Worple Way, to the East by housing located along Buxton Road, to the South by housing located along Grosvenor Avenue and to the West by Mortlake Cemetery.



Figure 1: Site Location



Figure 2: Site Layout

3.0 UTILITY SERVICE PROVISION

3.1 Scope of Utilities

3.1.1 No existing utility services have been identified crossing the site which need diversion.

3.2 Gas Supply

3.2.1 The proposed Energy source is Air Source Heat Pump (ASHP) which uses electricity to generate Low Temperature Hot Water (LTHW) for space heating and domestic hot water. As a result, no gas supply is required meaning there will be no emissions generated on site from burning of fossil fuels.

3.3 Mains Water Supply

3.3.1 Application has been made to Thames Water for a Pre-Development Check. This has confirmed that there is sufficient capacity within the existing infrastructure surrounding the site to serve the development without reinforcement. This notice is valid until 5th July 2022. See **Appendix A**

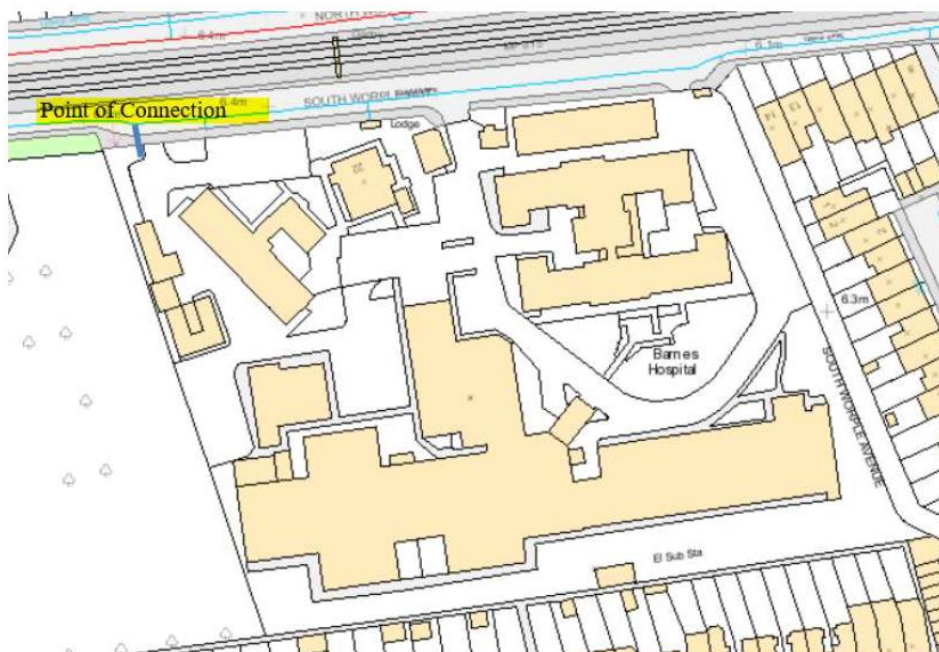


Figure 3: Mains Water

3.4 Electricity Supply

- 3.5.1 Application has been made to UKPN for a budget quotation for electrical supply to serve the development. This included a load to ultimately serve 100% of all car parking spaces with Electric Vehicle Charging points.
- 3.5.2 UKPN propose to establish an 11kV/LV substation on the site with associated 11kV cabling to the High Voltage point of connection from the passing High Voltage mains along South Worple Way. This will provide the required load of 620kVA to serve the development. The new substation will be located near to the entrance of the site.



Figure 4: Sub Station Location

3.5 Telecommunications

- 3.6.1 BT Openreach will be approached to during Stage 3 - 4 to provide Fibre to the Premises (FTTP). This will allow residents to purchase high speed broadband services from several suppliers.

APPENDIX A

Your reference: DS6085578

Your site address: Barnes Hospital Site, South Worpole Way, East Sheen, London SW14 8SU

Mr Richard Goard
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Caterham
CR3 6RD

Clean water capacity report

Status: Capacity confirmed

Date: 6th July 2021

Validity: Valid until 5th July 2022 or for the duration of your Local Authority planning permission when this report is used to support your application.

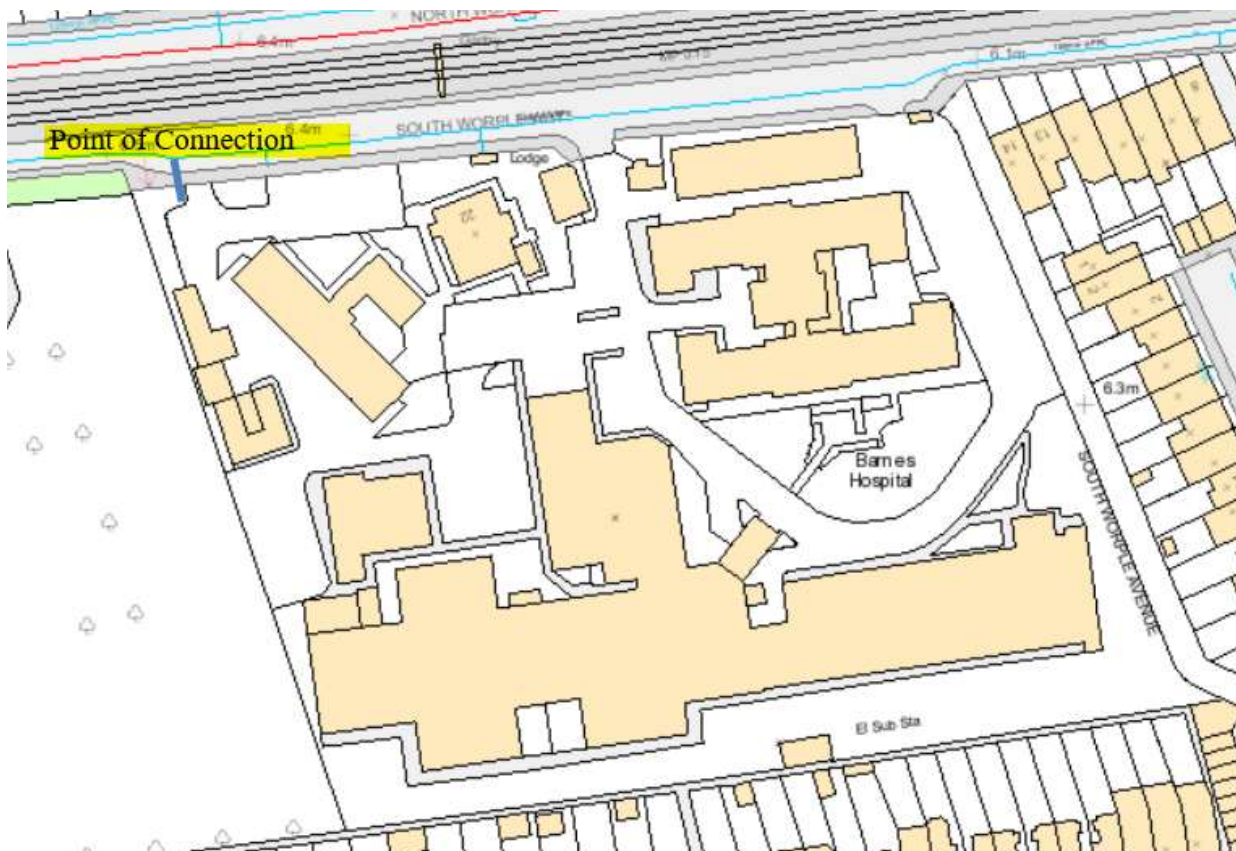
We confirm that there will be sufficient capacity on our clean water network to serve the following properties on your development: 95 residential flats.

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

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection / Your preferred point of connection

180mm main on South Worpole Way.





Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Diversions

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

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot 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. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0845 070 9148.