BRIDGES
Fund Management

Bridges Healthcare (Richmond) Limited

RICHMOND INN

Utilities Statement

Hoare Lea

HOARE LEA

Richmond Inn.
Richmond, London.
Bridges Healthcare (Richmond) Limited.

MEP ENGINEERING
UTILITIES STATEMENT

REVISION 01 – 05 MAY 2022

STAGE 2

Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	05/05/2022	Initial Issue	TK/SR	MJ	IG

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Contents.

1. Utility Infrastructure.

1.1 Electrical supplies.

The site is currently served via a 230/400V low voltage (LV) electricity supply from the Distribution Network Operator's (DNO) network in the road. The intention is to utilise an LV supply on the local network rather than a HV supply with local substation. In order to achieve this, initial investigations have shown that the electrical load of the building will need to be 250kVA or below. A full utility quote will need to be procured from the DNO to guarantee supply of appropriate size and characteristics.

Initial calculations suggest that the load will be just within this figure, but this is highly dependent on the selections for devices and equipment (both HVAC plant and kitchen / gym / hydrotherapy equipment).

An energy management system may need to be provided. It is expected that this will allow around 10% of the electrical load to be shed at peak periods.

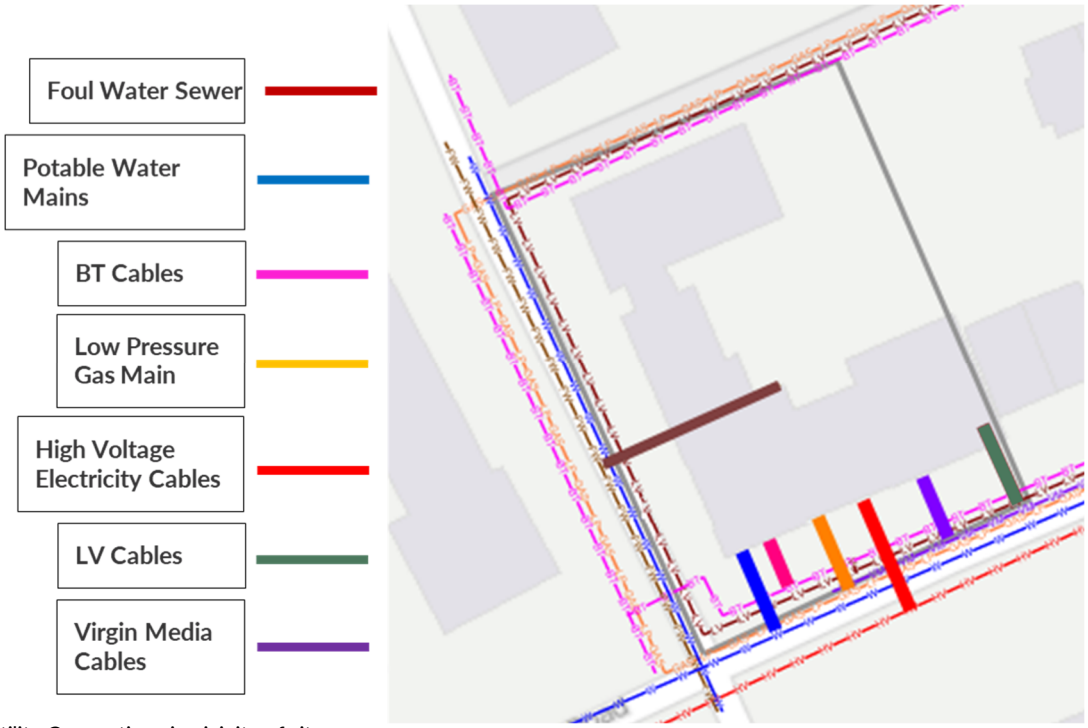

Table 1 Utility Connections in vicinity of site

1.2 Water connections.

A desktop site survey shows that the Thames Water foul and potable water connection is on the eastern side of the development with the mains routing along Sheen and Church Road. A survey by Thames water will be required to facilitate the provision of a quotation which includes a single new supply from the main into the water tank plant area on the south side of the building. The works by Thames water will terminate with a bulk supply meter, water supplies to the development will be installed by a mechanical contractor. It has been calculated that the development will require 4.62 l/s of cold water supply.

1.3 Gas connections.

A desktop site survey has been conducted to establish the capacity and route of the gas main in the road. Cadent do not show the service connection on to the site, however, it is believed the site currently uses gas and there is a connection to a single bulk gas meter.

It is expected the development's gas demand will be much less than the existing building's demand. It is anticipated that the gas connection will only be used for hot water generation and the cooking supply in the event of electrical failure.

A quotation for a single new supply from the gas mains to the gas meter in the plant area on the south side of the development will be required. The connection to the kitchen and the hot water generation units will be installed by the mechanical contractor.

1.4 Telecom connections.

A desktop site survey has been conducted by HL to establish the presence of telecoms infrastructure in the road. Virgin Media and Openreach both show buried cable in Sheen Road, although neither show a service connection into the hotel.

Telecoms provision quotes from both suppliers will need to be sought to confirm the availability of sufficient telecoms connections into the building.

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