



UTILITY REPORT

FOR

ST CLARE BUSINESS PARK

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170209/08/06/2022

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PROJECT REVISION SHEET

ST CLARE BUSINESS PARK

170209

Revision 1.0

Date of first issue: 08/06/2022

Prepared by: Keith Keaney

Checked by : Nigel Purdy

Revision	Date	Details	Changes	Author	Checked
V1	08-06-2022		Comments	KK	NP

1.0 INTRODUCTION

Silcock Dawson and Partners have been appointed by Notting Hill Home Ownership Ltd to provide a utilities report for the St. Clare Business Park site detailing both the existing and proposed incoming utility services.

Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 98no. residential flats (Class C3) and 1,172sq.m of commercial floorspace (Class E); 1no. three storey building comprising 893sq.m of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.

2.0 EXISTING UTILITY SERVICES

Searches were carried out with various utility companies the results of which indicate the following utility providers have existing services in the vicinity of the site.

2.1. GAS

There are existing Gas mains which will become redundant and require disconnecting prior to any new building works commencing.

We would recommend that site investigations are carried out to establish the exact line and depth of these to determine whether it will be affected by the proposed works.

There is no requirement to provide gas services to the new development.



2.2 WATER

Thames Water's records indicate there are water mains in Windmill Road and Holly Road adjacent to the site. There are no service pipes shown on the record drawings and we would recommend that a site survey is carried out to establish where the existing service pipes exist. There are existing fire hydrants adjacent to the site which should provide fire main cover for the site.

A new water main will be routed into the site to serve the entire development which includes the 14 Houses, Commercial Units and Main Apartment Building storage tanks which then provide boosted cold water throughout the development.

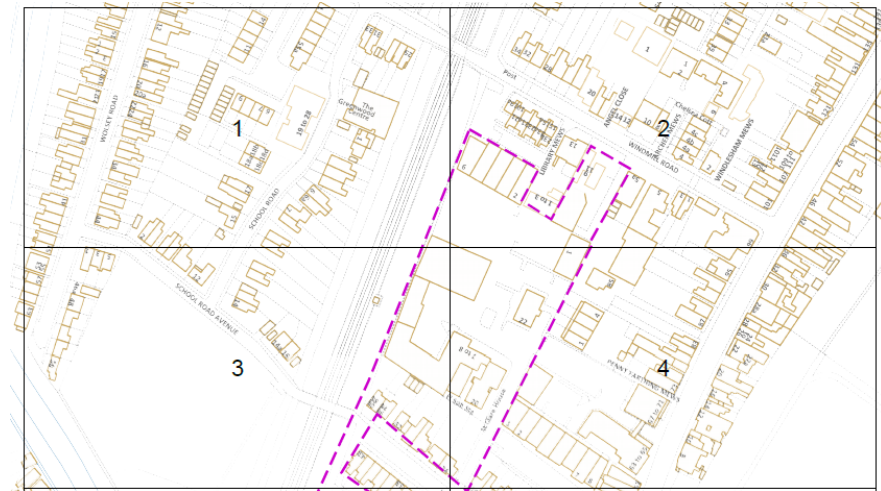
Quotations have been received from Thames water for both the removal and new service.



2.3 ELECTRICITY

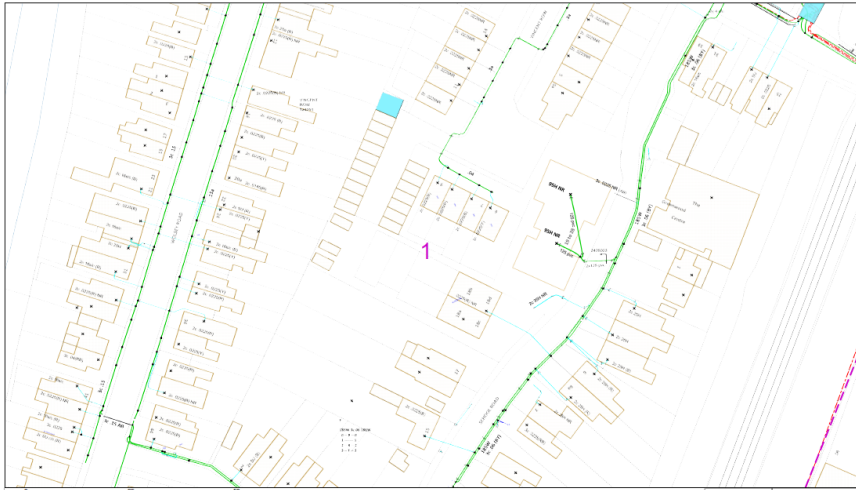
The record drawings obtained from UK Power Networks indicate LV and HV cables within the site boundary and adjacent the site. An existing substation (Holly Road 121245) is located to the South of the site and it is proposed that this is retained in its current location as it serves the local network and not just the existing St Clare Business Park. The records show 8No existing LV services serving properties to the North of the site fed from the LV Network on Windmill Road, and 3No existing LV services serving properties to the South and East of the site fed from the LV Network on Holly Road. The services described above will need to be disconnected and removed prior to commencement of demolition. The records also indicate a second substation (55 High Street Hampton Hill 122653(M)) located slightly outside the site boundary at the end of The Mews.

UK Power Network Record Location Sheet

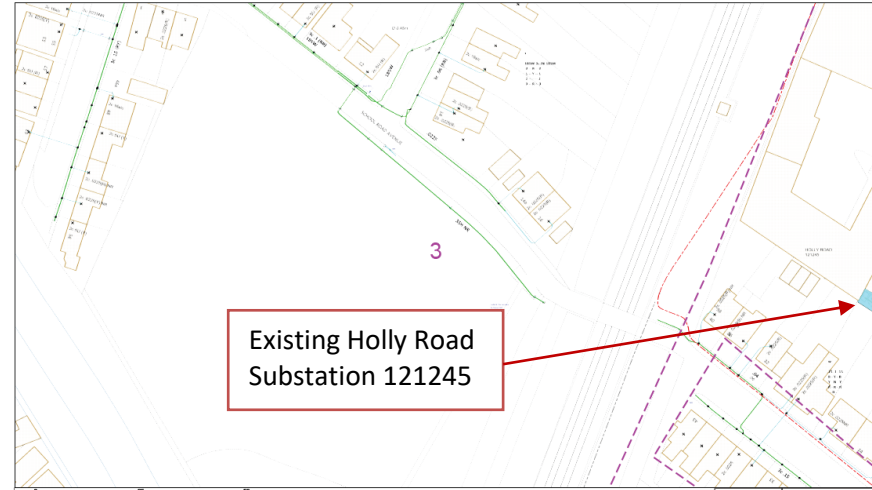


Extract from UKPN Record Drawings

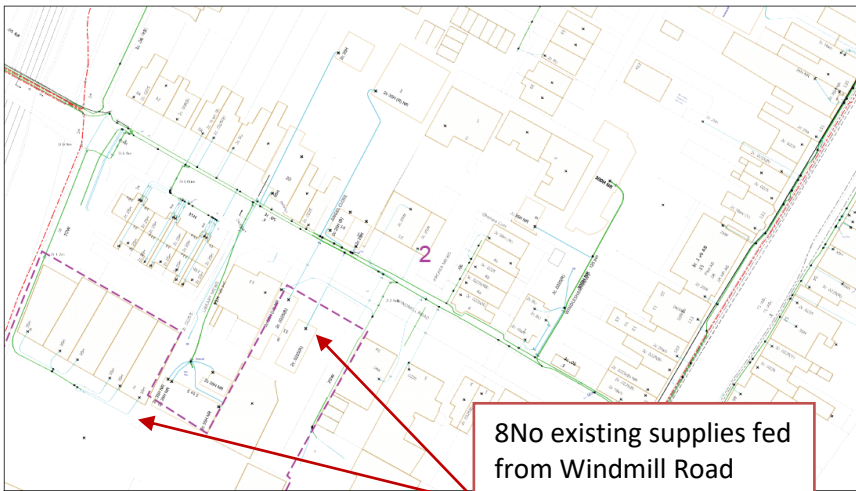
UK Power Network Record Sheet 1



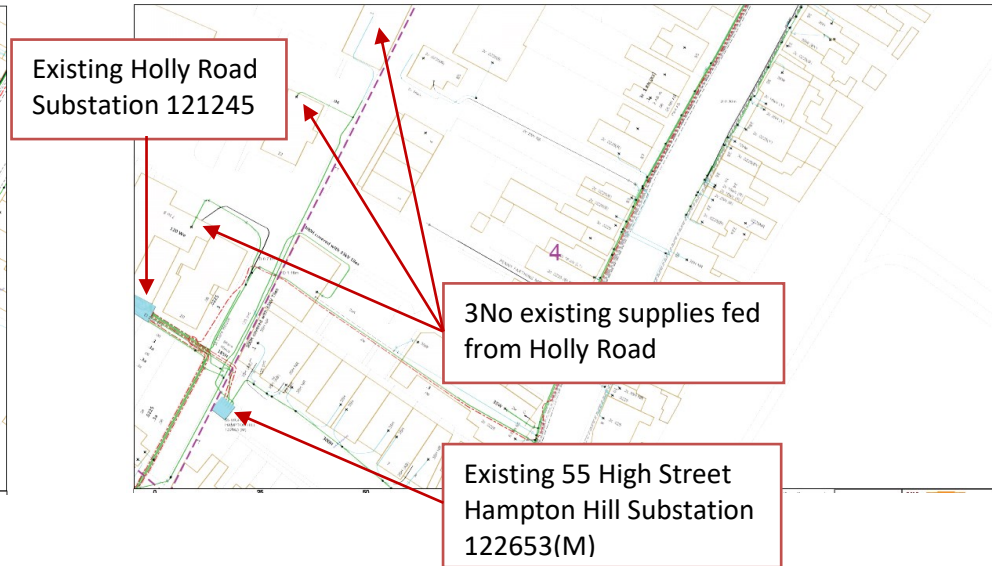
UK Power Network Record Sheet 3



UK Power Network Record Sheet 2



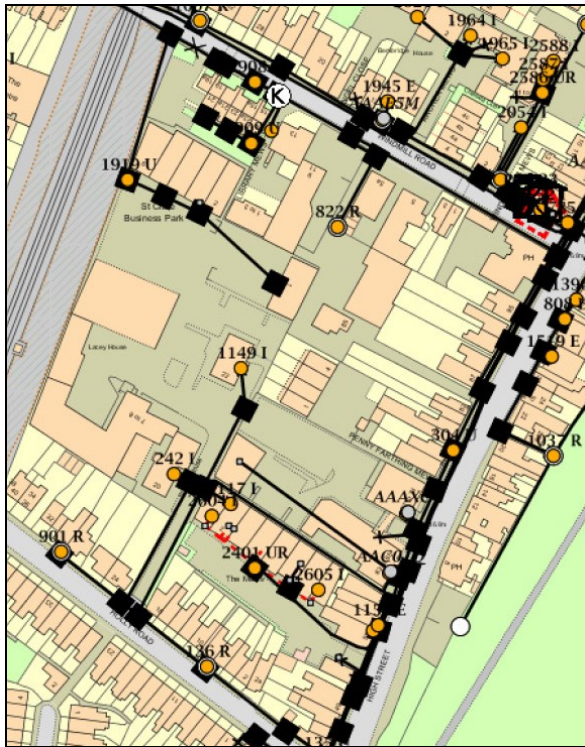
UK Power Network Record Sheet 4



2.4 TELECOMS

The Openreach records indicate that there are existing services, ducts and associated junction boxes located within the St Clare Business Park site and associated junction boxes located within the St Clare Business Park site serving the existing properties. These services and ducts enter the site from both the North on Windmill Road, and from the South on Holly Road. Services disconnections will be required prior to demolition and existing services / duct / joint box will require removal / diversion.

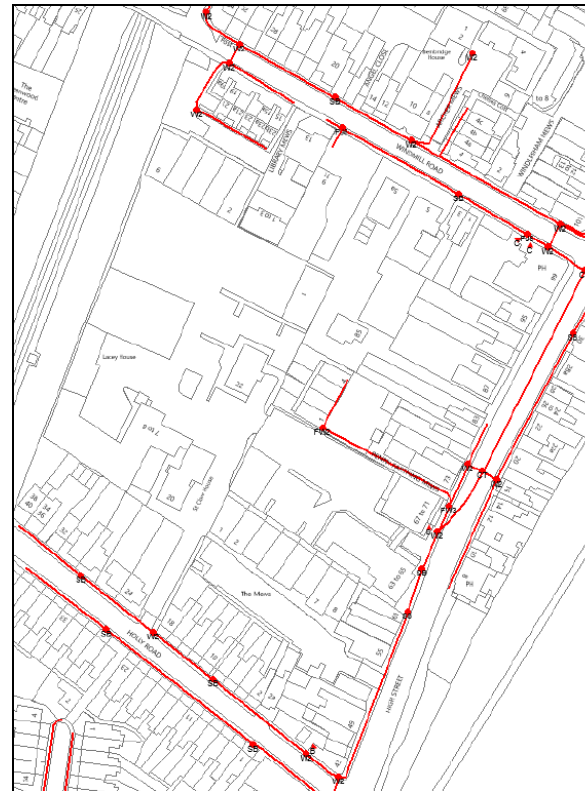
Openreach Record Drawing



2.5 CABLE

The Virgin Media record drawings indicate existing ducts and chambers outside the existing St Clare Business Park site boundary, however no services currently pass through the site and therefore no disconnections, removals or diversions should be required.

Virgin Media Record Drawing



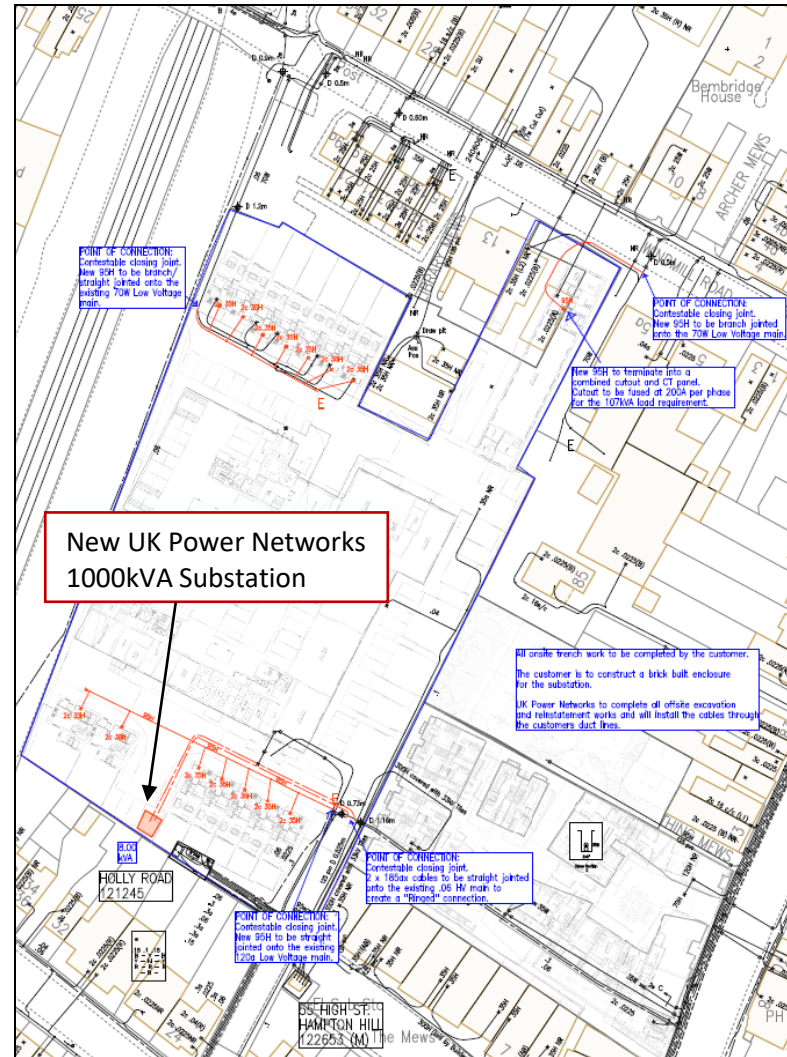
3.0 PROPOSED NEW UTILITY SERVICES

The following outlines the proposals for new utility services to the new development. These proposals are subject to negotiations with the various utility providers.

3.1 ELECTRICITY

A quotation and preliminary design has been obtained from UK Power Networks for the new electrical services to the development. A new 1000kVA substation shall be provided within a brick built enclosure to serve the main residential block, car park areas, plant areas, external areas and commercial units C1.01 to C1.05. UK Power Networks shall provide a single bulk supply at an ACB within the new substation, from which the Building Network Operator shall extend LV tails to the Main LV Switchroom located at Ground Floor level within the main residential block. The 7No townhouses to the North of the development shall be fed from the existing LV network extended from Windmill Road, as will commercial unit block C2. The 7No townhouses to the South of the development shall be fed from the existing LV network extended from Holly Road.

UK Power Networks Proposed Layout



3.2 WATER

A new water main will be extended from the existing network to serve the new development. The new supply will be extended from a water meter on the site boundary which serves the plant room at ground floor level where a break/storage tank and booster pumps will be provided to distribute water services throughout the building.

Branch pipes are allowed for the 14 houses located on the East and Western side of the building.

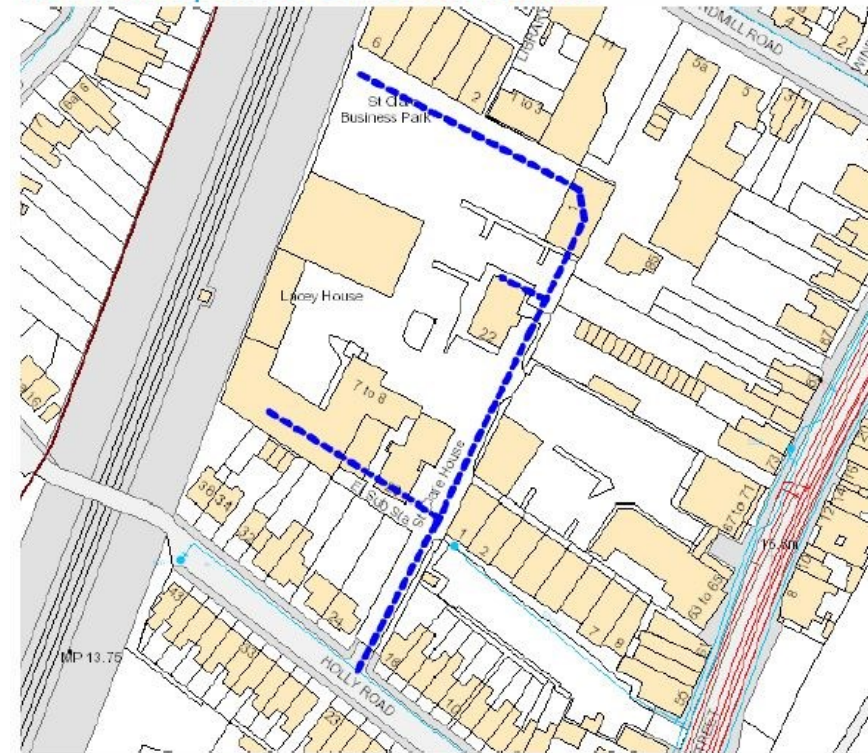
Separate branch service pipes have been allowed for the Commercial Units located on the North Side of the development.

A new unmetered fire fighting main will be provided to serve the commercial sprinkler tank at ground floor level.

Quotations have been obtained from the local water authority for both the removal of redundant services as well as the new supplies required for the new development.

We will however request updated quotations prior to tender submission.

New mains point of connection location



3.3 TELECOMS

The existing Openreach infrastructure shall be extended from Windmill Road and Holly Road through the new development to serve the new residential and commercial units. A new system of ducts and joint boxes shall be provided to a design agreed with Openreach.