Meadows Hall

MEP INFRASTRUCTURE STATEMENT

P2197

P2197-MEP-IS

Revision	Date	Details	Authored	Checked
P1	22.11.21	Issued for comment	DH	SR
P2	27.06.22	Issued for comment	DH	SR

CONTENTS

OFFICES

KENT (HQ) - Unit 3 Grove Dairy Farm Business Centre, Bobbing Hill, Bobbing, Sittingbourne, Kent ME9 8NY

LONDON – One Bridge Wharf, 56 Caledonian Road, London, N1 9UU

INTRODUCTION

This utility statement summarises up-dated information obtained from service providers covering the Telecommunication, Electricity and Water for residential development at Meadows Hall, Church Road, Richmond, TW10 6LN.

The development consists of 2 residential blocks, Mansion Block and Mews Block with a total of 13 units.

The local main incumbent utility companies which currently surround the development are as follows:

- UK Power Networks
- BT Openreach
- Cadent Gas
- Thames Water
- Virgin

This summary needs to be read in conjunction with the search documents received from the utility providers, one of which indicates that electricity connections to the site are available subject to off-site works.

Drawings show the approximate location of utilities apparatus, which is present in the immediate vicinity of site and is intended for general guidance only. No guarantee is given to its accuracy or to be taken as a guarantee regards future available connectivity where individual stats applications are required to verify our findings. It should not be relied upon in the event of excavations or other works made near to utility apparatus, which may, exist at various depths and may deviate, from the marked route.

1. Thames Water Services.

The water main runs along Church Road, initially running along the existing access road and then running alongside it which we suspect will be isolated and capped.

The site will be supplied via two main connections from the local existing network, the Mansion Block will receive a 50mm connection, the Mews Block will also receive a 50mm connection off the main, these connections will then split off and serve each demise via its own individual 25mm MDPE connection and looking at the existing network, we estimate that there is sufficient capacity to meet the supply requirements to serve this development.

2. UKPN Electrical Services

The existing High voltage (HV) and low voltage (LV) cables run along Church Road with a substation opposite the existing site access. Supply from the substation cables will enter the site along the existing access.

The two blocks within the development will receive its own main incoming electrical supply, the Mansion Block will receive a mains connection of circa 40kVa and the Mews Block 30kVa, these two connections are taking in the required loads of 5kVa per flat following the installation of Air Source Heat Pumps to each demise.

After reviewing the local existing network, we estimate that there will be sufficient capacity to serve these loads.

UKPN would like to carry out all the requested work for this development. However, there are other companies who can do some or all the work; these are Independent Connection Providers (ICPs).

3. Cadent Gas Services

There is an existing Gas network surrounding the development, however following the decision to proceed with ASHP (Air Source Heat Pump) there is no requirement for gas to be installed anywhere within the property.

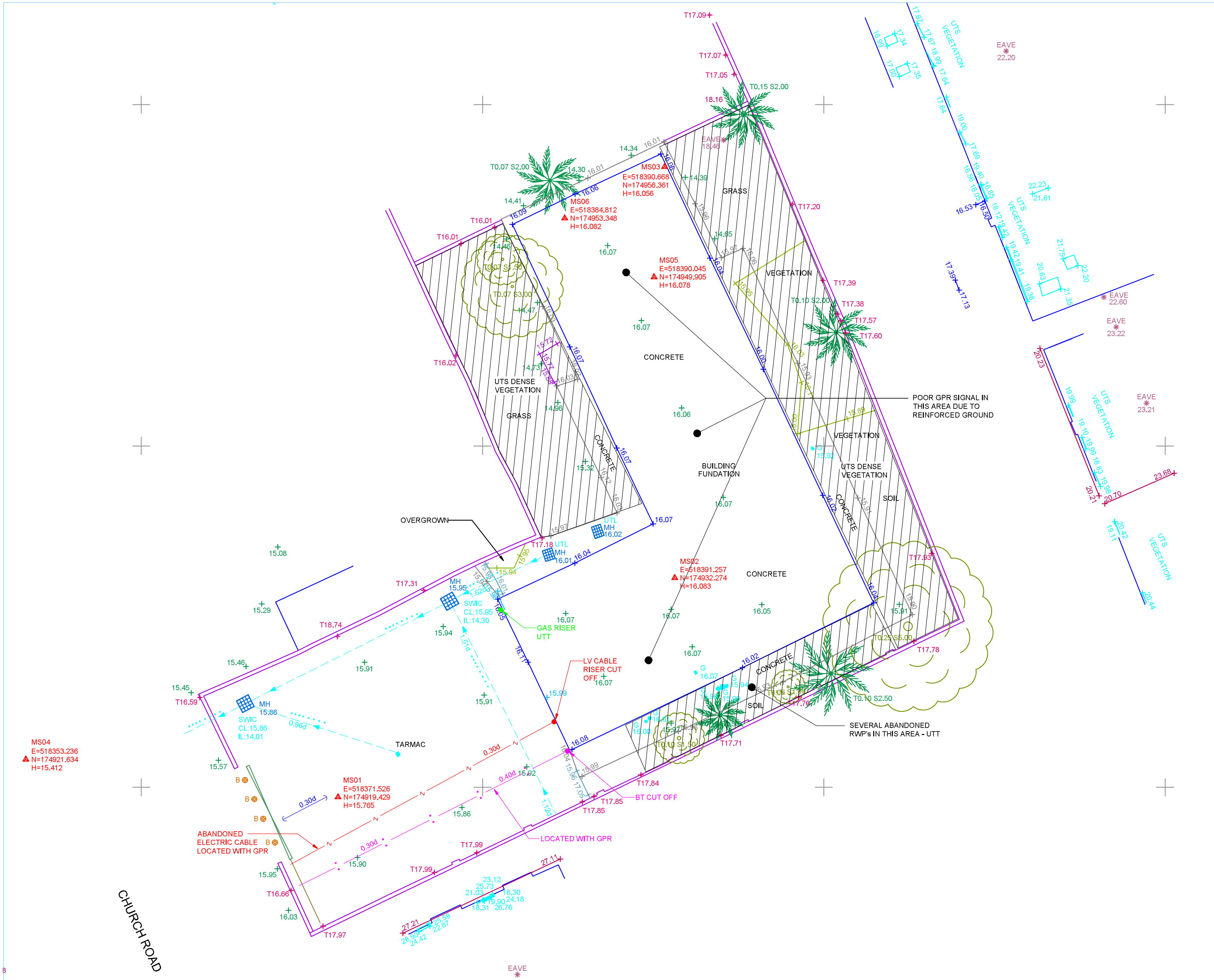
4. BT Openreach & Virgin Media

Underground BT infrastructure currently enters the site, running along Church Road, FTTP is available in the area. Diversionary works may be required within the carpark dependant on proposed works within it.

Alternatively, underground Virgin Media infrastructure is currently running along Church Road, Superfast Broadband connectivity is available in the area. Diversionary works may be required along the entrance to site.

5. Sewer Connection

It is proposed that the development will utilise the existing public sewer for its foul and wastewater connections.



Electromagnetic and/or Ground Penetrating Radar techniques have been used to locate/map underground utilities and features on this drawing. Intersect Surveys Ltd has made every endeavour to make sure that the information contained within this drawing is accurate and of the highest quality. Intersect Surveys Ltd has used any record drawings provided by the client or by the Statutory Utility Providers, at the client's request, at the time of the survey. Any information taken from these drawings (e.g. pipe sizes and position) is not guaranteed. Historic record information is often incomplete and inaccurate and cannot be relied upon. Intersect Surveys Ltd is not liable for any topographical survey that has not been undertaken by us. Any inaccuracies relating to topographical plans/development plans/Ordnance Survey data that we have no control over is the liability of the customer. Where quoted, depth information of underground services/features is stated. Depths are generally within +/10% accurate, but cannot be guaranteed. Any depths shown on drains are usually to invert (base of drainage channel) unless otherwise stated. At Intersect Surveys Ltd we use skilled staff and modern, calibrated equipment to perform our surveys. However, the completeness of any underground survey cannot be 100% guaranteed and the results from these types of surveys are not infallible. If the location or depth of services/features is of particular importance to a project then it is strongly recommended that discussions are held with Intersect Surveys Ltd regarding any possible limitations or anomalies. It is also strongly advised that trial excavations should be undertaken to confirm survey results. We cannot be held responsible for any inaccuracies beyond those that could be reasonably expected by a competent company.

ABBREVIATIONS (Land & Utilities)

KEY

- CCTV / CABLE TELEVISION
- COMBINED DRAINAGE
- COMMUNICATIONS CABLE
- COMPRESSED AIR
- DUCTING
- EARTH CABLE
- ELECTRIC CABLE
- END OF TRACE
- FOUL DRAINAGE
- FUEL PIPE
- GAS PIPE
- GAUGE LINE
- HEATING
- OFFSET FILL PIPE
- PUMPING MAIN
- RADAR AREA ANOMALY
- RADAR UTILITY TRACE
- SURFACE DRAINAGE
- SURVEY BOUNDARY
- TELECOM CABLE
- TRAFFIC LIGHTS
- UNIDENTIFIED
- VAPOUR RECOVERY
- VENT PIPE
- WATER PIPE
- O.S BENCH MARK
- SURVEY CONTROL STATION

Revision	Description	Date

Drawing Status: INFORMATION

INTERSECT SURVEYS
T: 0208 399 3851 M: 07535 236 812
www.intersectsurveys.co.uk

Client: YOUR ENVIRONMENT

Project: MEADOWS HALL RICHMOND

Title: UNDERGROUND UTILITY SERVICES LAYOUT

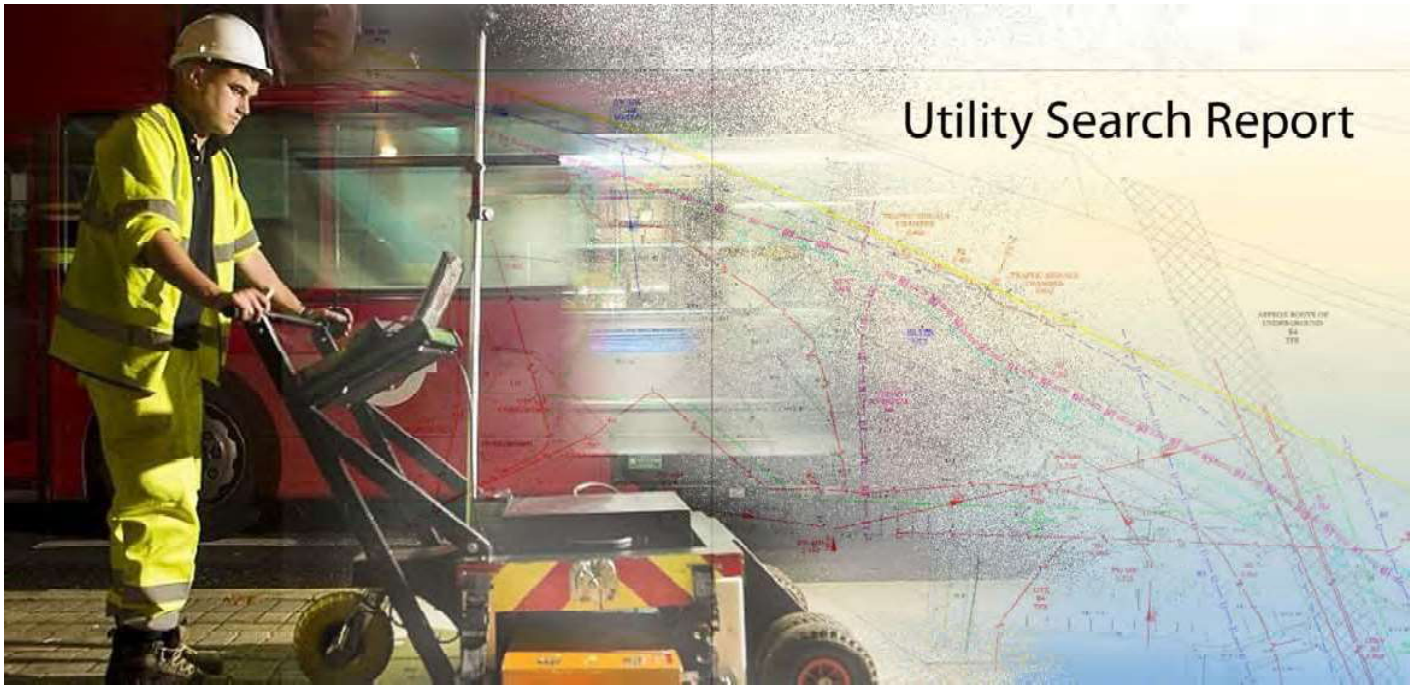
Drawn	Surveyed:	Date
A.J.O.	A.S.	SEPT'20

Cad File: 115171-001 — Scale 1:100@A1

Drawing Number: 115171-001 — Revision

Meadows Hall, Church Road,
Pertersham, Richmond.

Date: September 2020



Site Location

Grid Reference Centre

TQ 18365 74942

Grid Reference (6 figure)

TQ183749

X (Easting):	Y (Northing):
518365	**174942**
Latitude:	Longitude:
51.461082	**-0.29759699**

Address

Church Road , Petersham, Kingston upon Thames.

Postcode (nearest):

TW10 6LN

Enclosures

Utility Type	Company	In-house Search	In Vicinity of Development	Not In Vicinity of Develop-ment	No Response Received to Date
Water Mains	Thames Water		01/09/2020		
Drainage	Thames Water		01/09/2020		
Gas	Cadent		01/09/2020		
Openreach (BT)	BT		01/09/2020		
CATV	Virgin		01/09/2020		
Electric	UKPN		01/09/2020		
Communication	Colt / CA			01/09/2020	
	Sky			01/09/2020	
	Instalcom			01/09/2020	
	Sota			01/09/2020	
	Zayo Europe			01/09/2020	
	GTT			01/09/2020	
	Turner Townsend			01/09/2020	
	EU Networks			01/09/2020	
	Verizon			01/09/2020	
	Giga			01/09/2020	
	SSE Comms			01/09/2020	
	Comms Masts			01/09/2020	
	Cityfibre			01/09/2020	
Environment Agency				01/09/2020	
Council				01/09/2020	
Tunnels & Pipelines	BT Deep Level Tunnels			01/09/2020	
	Thames Water Ring Main			01/09/2020	
	Esso			01/09/2020	
	Indigo SEN			01/09/2020	
	MOD			01/09/2020	
	BOC			01/09/2020	
	CHL (Fisher German)			01/09/2020	
Transport	Canal & River Trust			01/09/2020	
	Network Rail			01/09/2020	
	Crossrail			01/09/2020	
	London Underground / LUHV			01/09/2020	
	Docklands Light Railway			01/09/2020	
	Private Rail Lines			01/09/2020	
	Traffic Master			01/09/2020	

Also Not Affected		
	AWE Pipeline Esso Petroleum Company Limited Perenco UK Limited (Purbeck Southampton Pipeline) BOC Limited Fulcrum Pipelines Limited Petroineos BP Midstream Pipelines Phillips 66 Gateshead Energy Company Premier Transmission Ltd (SNIP) Carrington Gas Pipeline Gigaclear PLC Prysmian Cables & Systems Ltd (c/o Western Link)	CATS Pipeline c/o Wood Group PSN Humbly Grove Energy Redundant Pipelines - LPDA Cemex IGas Energy RWEnpower (Little Barford and South Haven) Centrica Energy Ineos Enterprises Limited SABIC UK Petrochemicals Centrica Storage Ltd DIO (MOD Abandoned Pipelines)

Abbreviations

Apparatus	
Electric:	
DNO	Distribution Network Operator
iDNO	Independent Distribution Network Operator
ICP	Independent Connections Provider
LV	Low Voltage
HV	High Voltage
EHV	Extra High Voltage
kVA	Kilovolt Amperes
MVA	Megavolt Amperes
AC	Alternating Current
S/S	Substation
PMT	Pole Mounted Transformer
Gas:	
GT	Gas Transporter
iGT	Independent Gas Transporter
UIP	Utility Infrastructure Provider
PRS	Pressure Reducing Station (Governor)
LP	Low Pressure
MP	Medium Pressure
IP	Intermediate Pressure
HP	High Pressure
Water	
SLO	Self Lay Organization
Incumbent	Local Water only or Water & Sewerage Company
WRAS	Water Regulation Advisory Scheme
Other	
PE	Polyethylene
DI	Ductile Iron
ST	Steel
CI	Cast Iron
SI	Spun Iron
HPPE	High Performance Polyethylene
MDPE	Medium Density Polyethylene
CATV	Cable Television
GRP	Glass Reinforced Plastic
FTTP	Fibre to the premise
FTTC	Fibre to the cabinet
l/min	Litres per minute
H&S	Health and Safety
HBF	House Builders Federation
TPO	Tree Preservation Order

Enclosure Table Key

Desk Research
A Cross in this column indicates that the response has been determined In-house.

In Vicinity
Utility plant is expected to be within, adjacent to or very close to the search area. It is recommended to liaise with the utility in advance of any works taking place.

Not In Vicinity
Utility plant is not expected to be within, adjacent to or very close to the search area. It may be located some distance from the search area.

Disclaimer

Relevant Documents

The following documents must be referred to before work commences in the vicinity of existing services:

Health and Safety Booklet HS (GS) 6 Avoidance of Danger from Overhead Electric Lines.
General Safety Measures to Avoid Injury and Damage to Gas Apparatus.
HSE Guidance Note HS (G) 47 Avoiding Danger from Underground Services.
National Joint Utilities Group (NJUG) Publications Vol. 1.
CDM Regulations 2007 (Regulation 34 – Energy Distribution Installations).
Electricity at Work Regulations 1989.

Basic Risk Assumption for all Services

When dealing with existing services the following assumptions must always be accepted:
All existing buildings have gas, water electric and telecoms supplies to them until proven otherwise. Any supply to an existing building, no matter how old the building is or how deteriorated the supply may appear, is taken to be 'live' until proven otherwise. All open land, vacant lots and derelict sites are deemed to have services beneath them until proven otherwise.

The only acceptable proof that a service is 'dead' and can be removed is written confirmation from the owner of the service. The quality and accuracy of information provided by utilities about their existing plant is indicative and no warranty is made as to its accuracy. Therefore, any utility record plans and/or marked up drawings provided by each utility must only be used as a guide and the actual location of plant should be verified by CAT Scan or trial holes before construction works commence.

Please note not all service connections are shown on the utility record plans.

Plant Found Within Site Boundaries

Where utility plant is found within the site boundary, it is recommended for the client to check for legal easements or wayleaves.

Diversions of plant within site boundaries can be expensive and time consuming to relocate. Further investigation of costs and timescales are recommended. Please ask PES for further details.