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## Manor Road / Richmond

### Utilities Statement

Hoare Lea

November 2019

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

This document has been prepared for Avanton 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.

Project number: 0209506  
Document reference: REP-0209506-8A-TC-20181214-Utility Statement-RevP5.docx

Contents.

Audit sheet.	2
1. Introduction	4
2. Utility Searches	4
3. Utility Applications	4
3.1 Electrical new supplies.	4
3.2 Water new connections.	4
3.3 Gas new connections.	4
3.4 Telecom new connections.	4
3.5 Drainage new connections	4
3.6 Summary Table	4
Appendices	6
External Services Drawing	6

## 1. Introduction

On behalf of Avanton Richmond Development Ltd, a detailed planning application (ref. 19/0510/FUL) was submitted to the London Borough of Richmond Upon Thames (LBRuT) in February 2019 for the redevelopment of the Homebase store at 84 Manor Road, North Sheen.

The application was considered at LBRuT Planning Committee on 3 July 2019 and was recommended for refusal by LBRuT officers. The Planning Committee resolved that they were minded to refuse the Application in line with the officer's recommendation for six reasons relating to affordable housing; design; residential amenity; living standards; energy; and absence of a legal agreement.

On 29 July 2019 the Mayor issued a Direction pursuant to Article 7 of the Town and Country Planning (Mayor of London) Order 2008 and powers conferred by Section 2A of the Town and Country Planning Act (1990) that he would act as the LPA for the purposes of determining the Application.

Further to the Mayor's direction to take over the Planning Application for his determination, the Applicant, in consultation with the GLA and TfL, has taken the opportunity 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.

The Amended scheme now proposes a residential-led redevelopment of five buildings of between three and ten storeys. The development will provide 433 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), car and cycle parking, landscaping, public and private open spaces and other necessary enabling works.

The proposed changes necessitate an amendment to the Applications description of development. The revised description of development is as follows:

Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), a police facility (Use Class B1), a bus layover with driver facilities (Sui Generis Use), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

The amended scheme is referred as the 'Amended Proposed Development' and its previous iteration that was considered at LBRuT Planning Committee in 3 July 2019, is referred to as the 'Original Proposed Development'.

This report summarises the utilities searches undertaken and the new applications made for connections to serve the development. This statement has been prepared to consider the scheme amendments, and should be read in conjunction with the original 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 2no. HV new substations (TBC) will 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. 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 supply from the main into the basement for the residential units, where the Water Utility works will terminate with 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 comms intake room where the Comms Utility works will terminate. Secondary comms 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

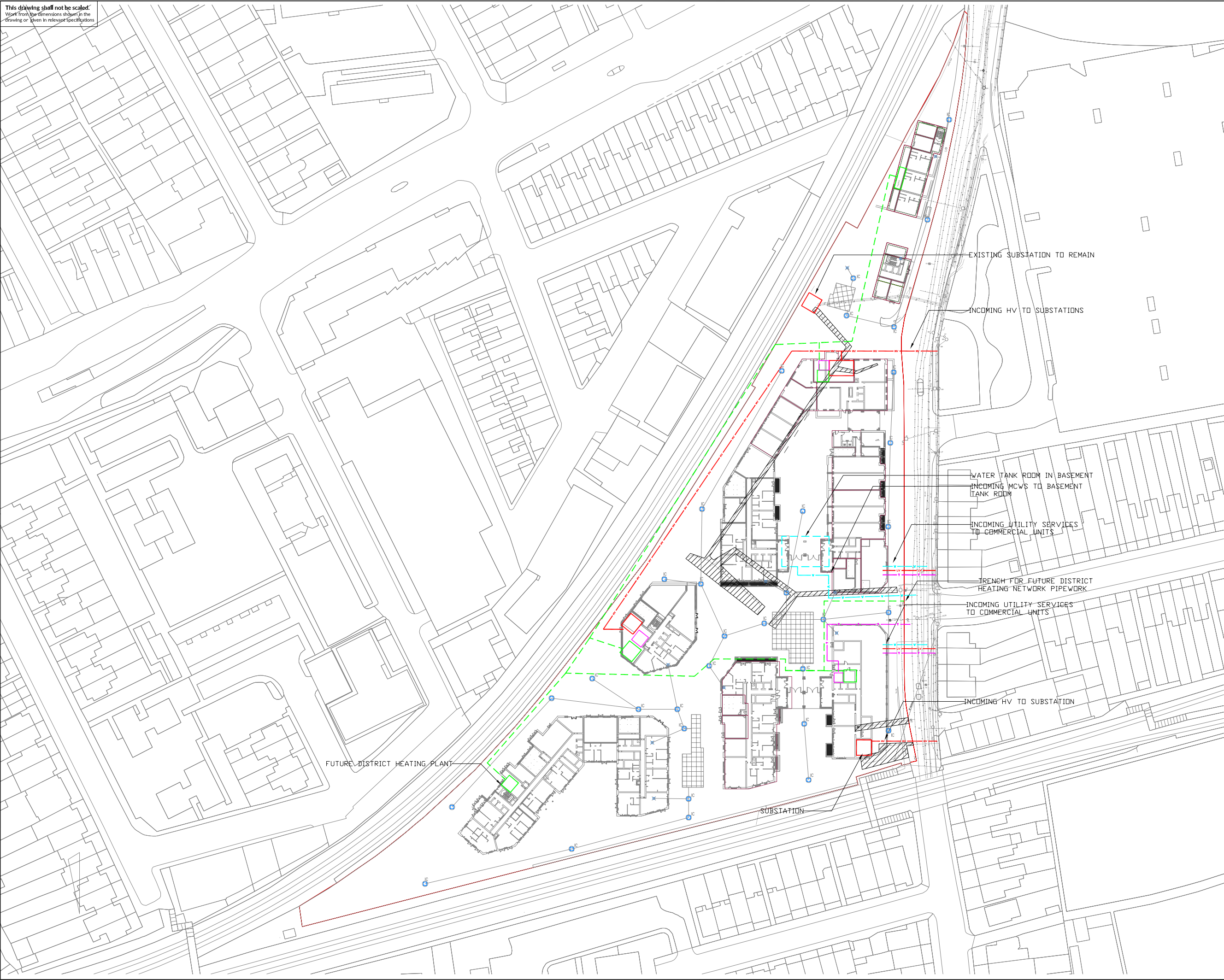
Surface and foul water drainage connections to utility infrastructure will be undertaken by the structural/ civil engineer. Refer to separate Drainage Strategy report produced by the civil engineer for this information.

3.6 Summary Table

Utility	Provider	Enquiry	Scope	Costs to developer
Electricity	DNO/IDNO	New HV Substations	Connection to HV supply cut out.	£TBC
Electricity	BNO	Building distribution	Distribution from the HV/LV supply to the landlord LV panel and all the apartment meter.	£TBC
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.	£Approx. £200k
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

## Appendices

### External Services Drawing




































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.

- 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.

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.

<u>LEGEND</u>		
		High Voltage Electricity
		Low Voltage Electricity
		Street Lighting Cable
		Water Main
		Gas Main
		Foul Water
		Surface Water
		Combined Sewer
		British Telecom
		Cable Television
		Fibre Optics
		Traffic Signalling
		Overhead Service (applies to any overhead)
		Future District Heating
		Services to be made safe
		Surface water attenuation tank
		Future District Heating Plant
		Incoming Comms Intake
		Substation

03	REVISED PLANNING ISSUE	TC	TC	MAH	11/19
02	REVISED STAGE 2 ISSUE	TC	TC	MAH	11/19
01	STAGE 2 ISSUE	GC	TC	MAH	02/19
Seq	Description	Designat	Reviewed	Authorized	Date

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MANOR ROAD  
RICHMOND

RAWING TITLE:  
COMBINED SERVICES  
EXTERNAL SERVICES LAYOUT

## PRELIMINARY ISSUE

PERSON RESPONSIBLE FOR:			
Design: GC	Review: TC	Authorising Issue: MAH	
Project No: 0209506	Date: JANUARY 2019	Scale @ A1: NTS	
DRAWING NUMBER:			Revision:
0209506-HL-XX-XX-GA-U-500-0001			P3



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