



**Building Services
Consulting Engineers**

**BUTTERICK HAVANT
KINGSBRIDGE UNITS 1-12**

AT

**38 New Lane
Havant
Hampshire
PO9 2ND**

FOR

KINGSBRIDGE ESTATES

**UTILITIES REPORT
JUNE 2019**

DOCUMENT REVISION RECORD

ORIGINAL DOCUMENT

Compiled by:	Dilek Grant / Josh Sparrow	Date	June 2019
Checked by:	Peter Sheppard	Date	June 2019

ISSUE RECORD

Reason for Issue	Revision	Date	Chkd
Planning	P1	June 2019	PS
Planning	P2	June 2019	PS
Planning	P3	June 2019	DGr

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1. EXECUTIVE SUMMARY

This report describes new utilities strategy for a development of 12No brand new commercial units at a site called “Butterick Building” in Havant.

This report also provides information about the following existing utilities connections serving the existing Butterick Building.

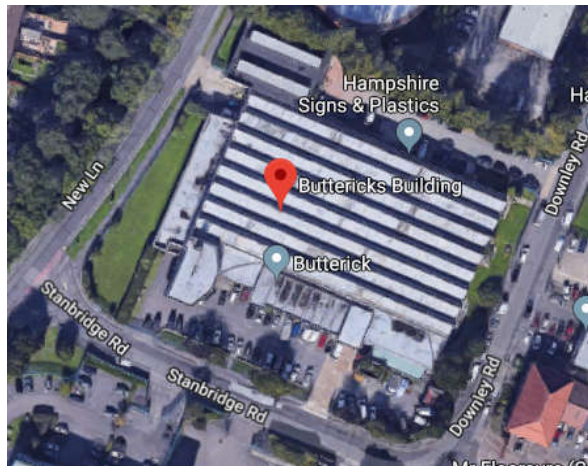
- Water (Portsmouth Water)
- Gas (SGN)
- Power (Scottish and Southern Electric)
- Communications (BT)

The information obtained from service providers and presented within this report confirm and demonstrate the following;

- There is sufficient network capacity for the proposed development.
- Services routes do not cause risk of damage to trees or archeological remains and there will not be any increase in environmental impacts by the provision of the proposed utilities services.
- The development will not cause any unexpected stress on the provision of those services to the wider community.
- All utility company requirements for substations, telecommunications equipment or similar structures.
- All necessary relocation or protection of existing infrastructures have been agreed with service providers.

2. INTRODUCTION

2.1. Site



Butterick Havant project is a private development of 12 No brand new commercial units at the following address:

38 New Lane

Havant

Hampshire

PO9 2ND

The site currently accommodates a building known as the Butterick Building and is due to be demolished prior to start of the proposed works.

Ion Consulting Engineers Ltd has been instructed by Kingsbridge Estates Ltd. to produce a report describing the existing utilities services at the Butterick site, providing proposals for optimal methods of connection to the existing utilities infrastructure and obtaining quotations for these proposed works.

2.2. Scope

This report has been prepared in the order of providing description of the existing services serving and surrounding the Butterick building, detailing utility services load requirements for the proposed development, then finally proposals for the new site's utilities connections to the existing infrastructure along with cost quotations from the relevant authorities.

3. EXISTING UTILITY SERVICES

3.1. Water

The incoming water supply serving the Butterick building is currently connected to a main in Downley Road as shown in appendix 1. The local water authority is Portsmouth Water.

3.2. Gas

The incoming gas supply to the Butterick building is currently connected to an SGN owned gas main in Downley Road, as shown in appendix 1.

3.3. Electricity

The Butterick building currently served by an onsite substation located towards the south-east corner of the site as shown in appendix 1. This substation is fed by an HV supply from Downley road and has several LV connections which run to the Butterick building as well as several other units (and possibly streetlighting) in the Downley road/Stanbridge Road area.

3.4. Communications

The Butterick building is currently connected to the BT network via a connection in the south-west corner of the site, at the junction between New Lane and Stanbridge Road. There is Virgin Media cable running in the pavement along Stanbridge Road. However, there is currently no Virgin Media connection to the Butterick building. The locations of existing BT and Virgin Media network cables are shown in appendix 1.

4. LOAD ASSESSMENTS

Initial load assessments for utility supplies have been carried out based on HNW Architects drawing 18041–HNW-ZZ-ZZ-DR-A-2115 Rev A, which include 12No units of the following approximate floor areas.

4.1. Basis of Load Assessments

Reference	Ground floor (m ²)	Mezzanine floor (m ²)	Total GFA (m ²)
Unit 1	356	98	454
Unit 2	356	98	454
Unit 3	413	114	527
Unit 4	351	113	464
Unit 5	351	114	465
Unit 6	352	114	466
Unit 7	383	114	497
Unit 8	381	114	495
Unit 9	381	114	495
Unit 10	383	114	497
Unit 11	253	98	351
Unit 12	253	98	351
Total	4213	1303	5516

4.2. Summary of Loads

Utility Supply	Load/Flow Rate	Comments
Water	12No individually metered supplies are required with a total flow rate of 5.8 l/s	The following metered supplies are required:- 0.5 l/s serving Unit 1 0.5 l/s serving Unit 2 0.5 l/s serving Unit 3 0.5 l/s serving Unit 4 0.5 l/s serving Unit 5 0.5 l/sserving Unit 6 0.5 l/s serving Unit 7 0.5 l/s serving Unit 8 0.5 l/s serving Unit 9

		0.5 l/s serving Unit 10 0.5 l/s serving Unit 11 0.5 l/s serving Unit 12
Gas	Total peak load approximately 57m³/h via 12No individually metered supplies.	The following metered gas supplies are required:- 4.6 m³/h metered supply to Unit 1 (Annual load circa. 64,722 kW/year) 4.6 m³/h metered supply to Unit 2 (Annual load circa. 64,722 kW/year) 5.4 m³/h metered supply to Unit 3 (Annual load circa. 75,129 kW/year) 4.7 m³/h metered supply to Unit 4 (Annual load circa. 66,148 kW/year) 4.8 m³/h metered supply to Unit 5 (Annual load circa. 66,290 kW/year) 4.8 m³/h metered supply to Unit 6 (Annual load circa. 66,433 kW/year) 5.1 m³/h metered supply to Unit 7 (Annual load circa. 70,852 kW/year) 5.1 m³/h metered supply to Unit 8 (Annual load circa. 70,567 kW/year) 5.1 m³/h metered supply to Unit 9 (Annual load circa. 70,567 kW/year) 5.1 m³/h metered supply to Unit 10

		(Annual load circa. 70,852 kW/year) 3.6 m³/h metered supply to Unit 11 (Annual load circa. 50,039 kW/year) 3.6 m³/h metered supply to Unit 12 (Annual load circa. 50,039 kW/year)
Electricity	1000kVA	1No Substation containing 1No 1000kVA transformer to serve all units. Each unit will be provided with a base load of 69kVA (100A 3 phase). The extra capacity in the substation will future proof the site by allowing for individual tenants to increase their load as required.
Communications	Separate Incomers: Units 1-12 - 3 Lines BT, 3 Lines Virgin Media	Each unit to have: BT – Fibre to Premises (FTTP), a general line, a security system line, and an emergency line for lifts etc. Virgin Media – Fibre to Premises (FTTP), a general line, a security system line, and an emergency line for lifts etc.

5. PROPOSED SERVICES

5.1. Water Metering/Distribution

Portsmouth Water have confirmed that there is sufficient capacity in the area for the proposed development and a budget quote for the proposed works has been received. As part of the proposed works water supplies to each commercial unit to be run independently and direct from the local authority main. These direct water supplies will reach each commercial unit from a new network installed under the communal path and commercial units' car parks. The individual supplies to each unit will be capped off at a suitable agreed location complete with a water meter and stop valves awaiting extension by future occupier. The proposed water services route to these commercial units is shown in appendix 2.

The proposed route does not cause any increase in environmental impacts or require the excavation of any existing trees nor any known archaeological remains. No issues with relocation or protection of the existing infrastructures has been raised.

The exact route of the new buried water main will be fully coordinated with other incoming services, with the final setting out of the trench / pipe determined by the appointed contractor and agreed with the project Design Team such that the services do not clash with any other features on the site.

5.2. Gas Metering/Distribution

SGN have confirmed that there is sufficient capacity in their network for the proposed development and provided a budget quote for the proposed works. The proposals do take into account that the provision of the services on site should not cause any increase in environmental impacts. The new low pressure gas supply to each commercial unit will be independent and direct from the local gas main. These direct gas supplies from the new network installed under communal path and commercial units' car parks will terminate at each unit at a suitable agreed gas meter location. A gas meter complete with service valves will be

installed and capped off awaiting extension by the future occupier. The proposed route of the new gas supply is shown in appendix 2. The route does not require the excavation of any existing trees nor any known archaeological remains.

The exact route of the new buried main will be fully coordinated with other incoming services, with the final setting out of the trench / pipe determined by the appointed contractor and agreed with the project Design Team such that the services do not clash with the location of other services and features on the site.

5.3. Electricity Distribution

Scottish and Southern Electric (SSE) have confirmed there is sufficient capacity in their network for the proposed development. The estimated electrical load requirement for each new industrial unit is 69kVA and the estimated requirement for a landlord's supply is approximately 5kVA. The current plan for 12 new industrial units and one landlord's supply would therefore require a total substation load of 833kVA. However, as future tenants may require higher loads, depending on the nature of their business, it is suggested that a 1000kVA supply be obtained for the new development to provide an element of future proofing. 1000kVA is selected as it is the largest single transformer substation size available.

Initially, it was suggested that if the existing Butterick substation had sufficient capacity to allow 1000kVA then it should be retained. However, SSE have stated that the substation serves not only the Butterick building, but also several other industrial units and streetlighting in the surrounding area meaning that a second transformer will be required to meet the requested demand of 1000kVA.

The new electrical supply to each unit will be independent. A main LV cable will run from the Butterick substation, in the pavement, and enter the new estate via the communal road. Each individual unit supply will then tee off from the main cable and run beneath each unit's front 'yard' area. The new supply will then be terminated at a service head inside the building awaiting meter installation by the client's chosen energy provider. The marked up site drawing in appendix 2 shows the proposed route and proposed secondary transformer location for the new site.

The proposed route does not require excavation of any existing trees nor any known archaeological remains. It is envisaged that the proposed services routes will not cause any increase in environmental impacts and no issues have been raised by the services providers.

The exact route of the new buried supply will be fully coordinated with other incoming services, with the final setting out of the trench / cable determined by the Contractor and agreed with the project Design Team such that the services do not clash with the location of other services and features on the site.

Contact has been made with Scottish and Southern Electric to obtain a quotation and approval for the proposed scheme. Since the application we have received confirmation of a date to receive a quote by and the provider has not raised any issues with the application or requested further information.

5.4. Communications

Both BT and Virgin Media have confirmed that there is sufficient capacity in their respective networks for the proposed development. It is suggested that both BT and Virgin Media ducts are laid to the new units to allow future tenants to choose between service providers and, if required, obtain connections to both networks to prevent downtime in the event of one network failing.

Virgin Media have given preliminary advice stating that they do not foresee any problems with lowering the depth of existing network cables in the pavement in Stanbridge Road to allow the kerb to be lowered to form the entrance to the proposed site. The cables must be lowered to prevent damage by HGVs driving over the surface. Existing BT cables run on the opposite side of Stanbridge Road meaning there is no need for diversionary works.

Existing BT network in Stanbridge Road runs on the opposite side to the proposed development so connecting here would potentially incur a road closure, adding cost and disruption to the local area. In order to avoid this, it has been agreed with BT that units 1-6 be connected via New Lane and units 7-12 via Downley Road. The new supplies will run along the front of each set of units with cables teeing off

to each unit in pits located in the car parking spaces at the front of the units to avoid damage to the pit covers by HGVs. This route is shown in appendix 2. Each unit will have three lines installed, one for general use, one for security systems, and a third, emergency, line for lifts etc. BT are due to provide quotations for both FTTP and copper lines so that the cost effectiveness of each option may be considered by the client.

The new site will be connected to the Virgin Media network by connecting to the existing supply in Stanbridge Road and running down the site's communal road teeing off to each unit. The exact route is shown in appendix 2. The route does not require the excavation of any existing trees nor any known archaeological remains. No road closures are required so as to minimise disruption to the wider community. Virgin Media taking a different cable route to BT increases the resilience of the site by lowering the risk of both networks being accidentally damaged at the same time. Each unit will have three lines installed as described above.

The exact route of the new buried supplies will be fully coordinated with other incoming services, with the final setting out of the trench / cable determined by the Contractor and agreed with the project Design Team such that the services do not clash with the location of other services and features on the site.

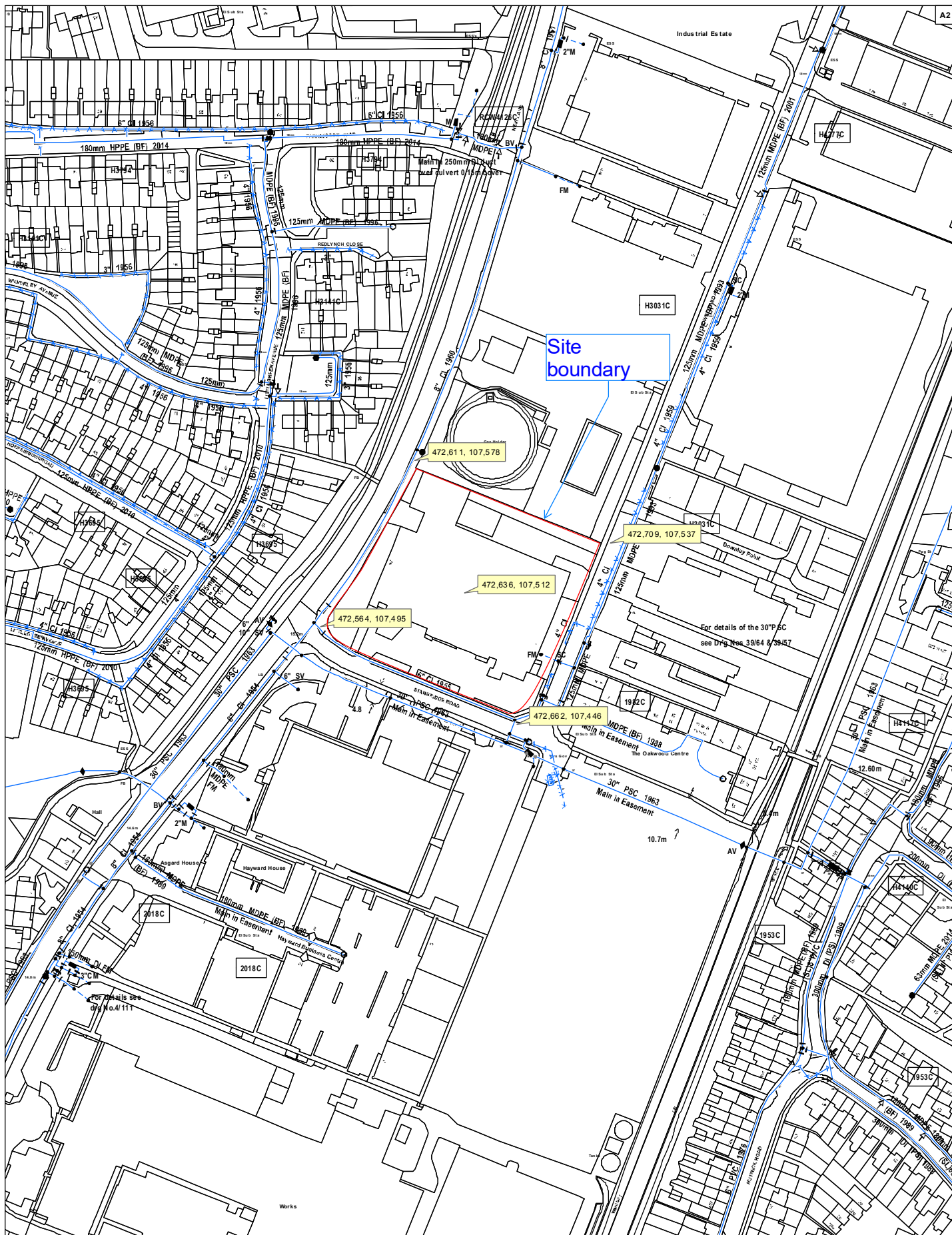
Contact has been made with BT and Virgin Media to obtain quotations and approval for the proposed scheme. Since the applications both providers confirmed progress and no issues with the applications have been raised or requested further information.

5.5. Drainage

The Architect/ Structural Engineer will review and provide flow rates for rain/ground water. The Structural Engineer will review underground foul drainage provision.



APPENDIX 1 – EXISTING SERVICES PLANS



— EXISTING MAIN	—○— COMPANY WASHOUT	—○— WO TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
- - - - - ABANDONED MAIN	—●— WASHOUT FIRE HYDRANT	—○— FH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
— PROPOSED MAIN	—●— FIRE HYDRANT	—○— WOF TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
	—●— PROPOSED FIRE HYDRANT	

REFERENCE 71607



Registered Office
P.O. BOX NO. 8, West Street, Havant,
Hampshire, PO9 1LG.
Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9246 3632
Website: www.portsmouthwater.co.uk

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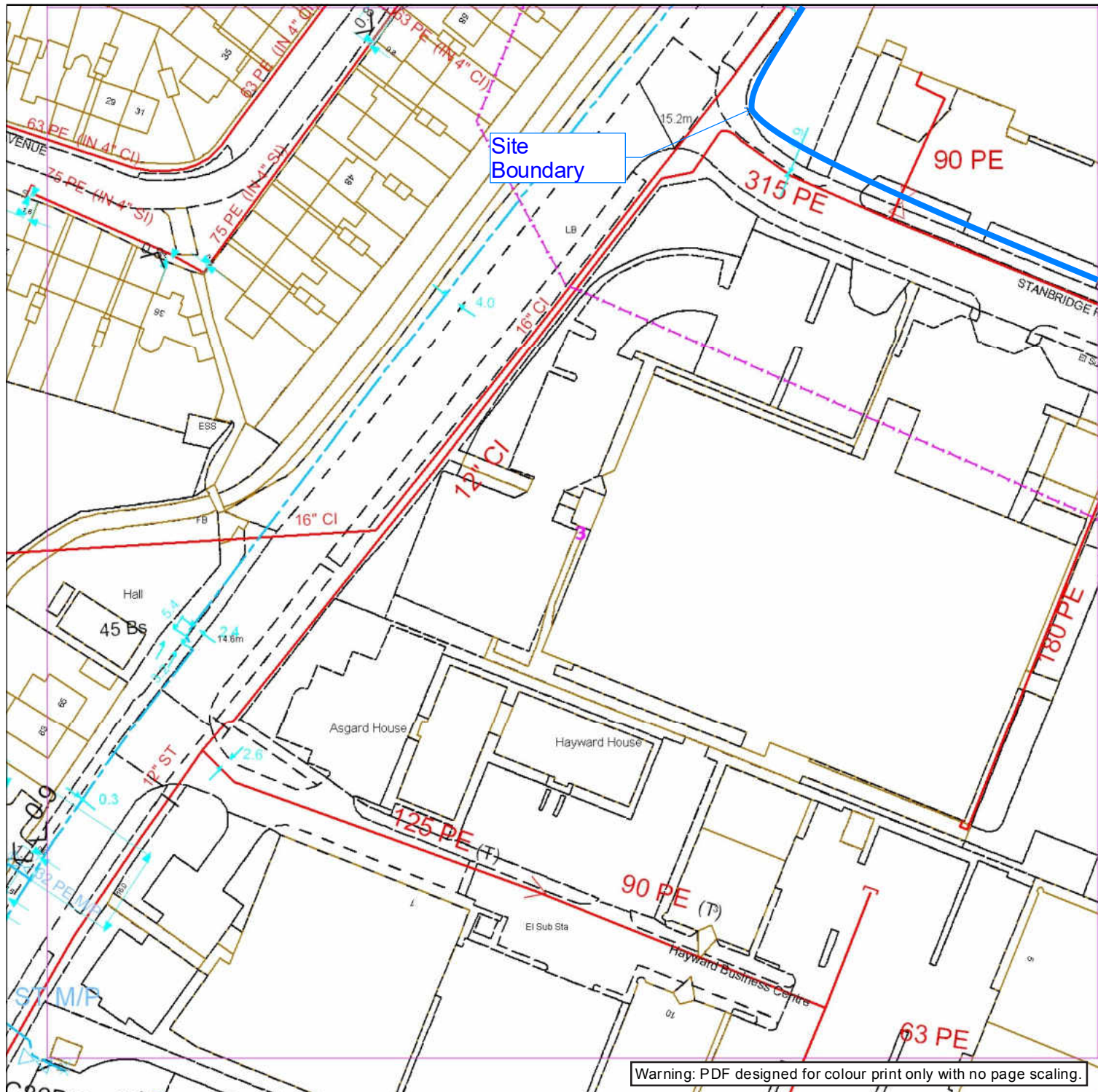
Dwg No:

Job No:

OS Ref: SU72075E

Scale: 1:1,250

Date: 06/12/2018



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Contact Us

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0800 912 1722
Email:
plantlocation@sgn.co.uk

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Digsite:

Line:

LAS

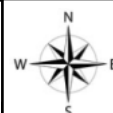
GTs

Diameter Change

Material Change

Area:

SSSIs



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This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

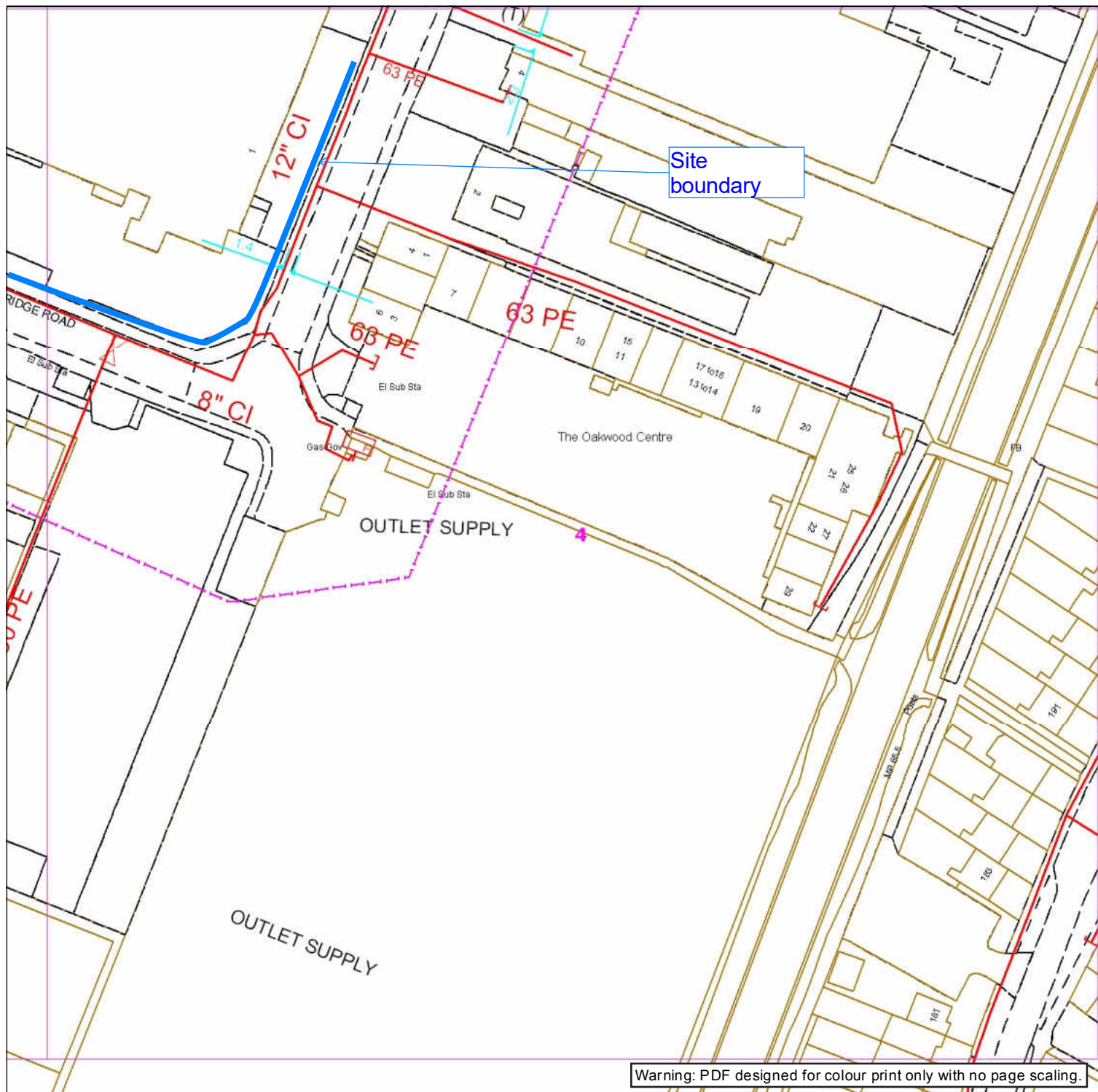
Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
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Date Requested: 05/12/2018
Job Reference: 14345933
Site Location: 472633 107513
Requested by:
Ms Christina Elliott
Your Scheme/Reference:
LM 71607/SuG

Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site



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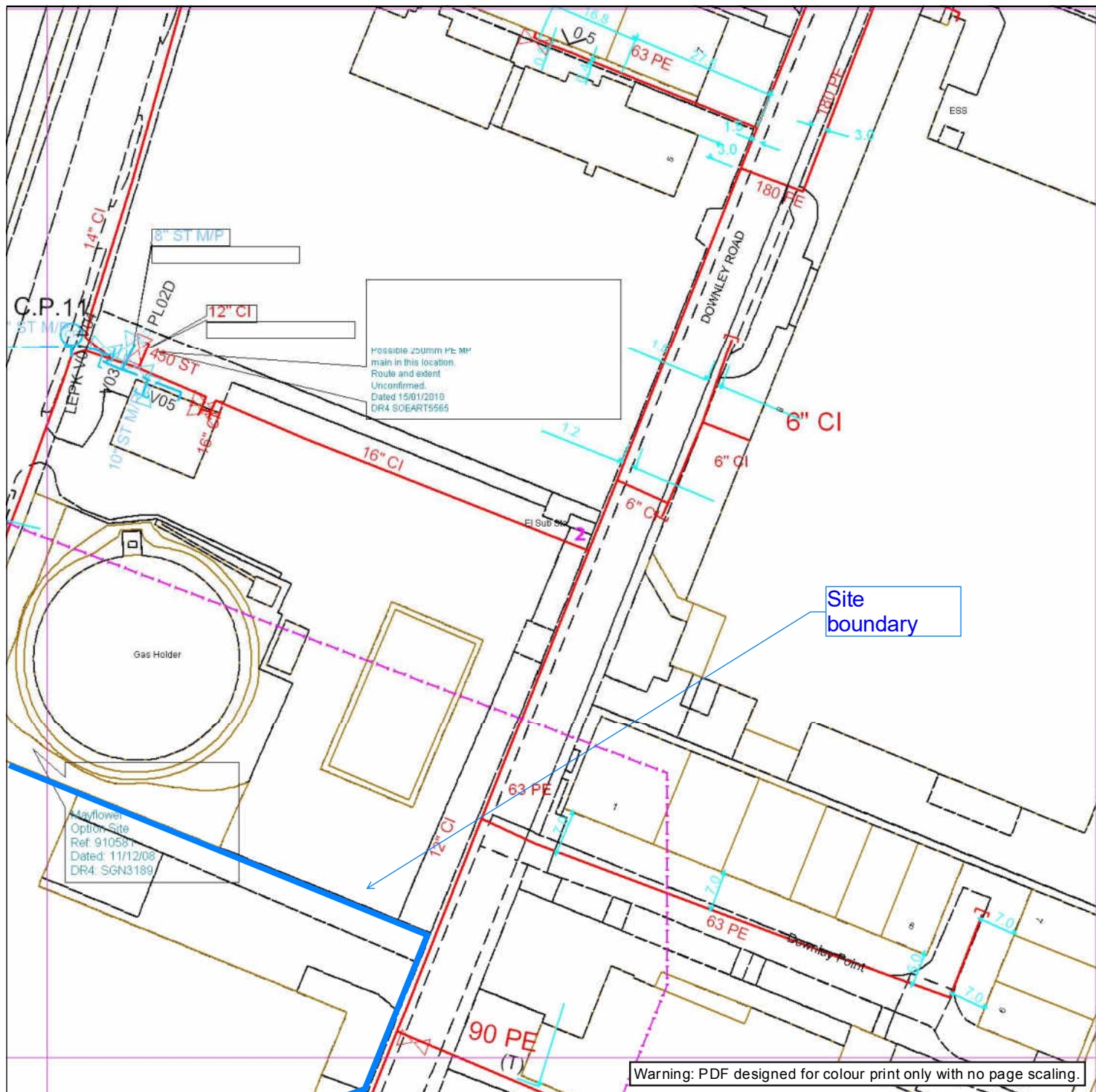
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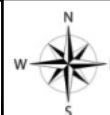
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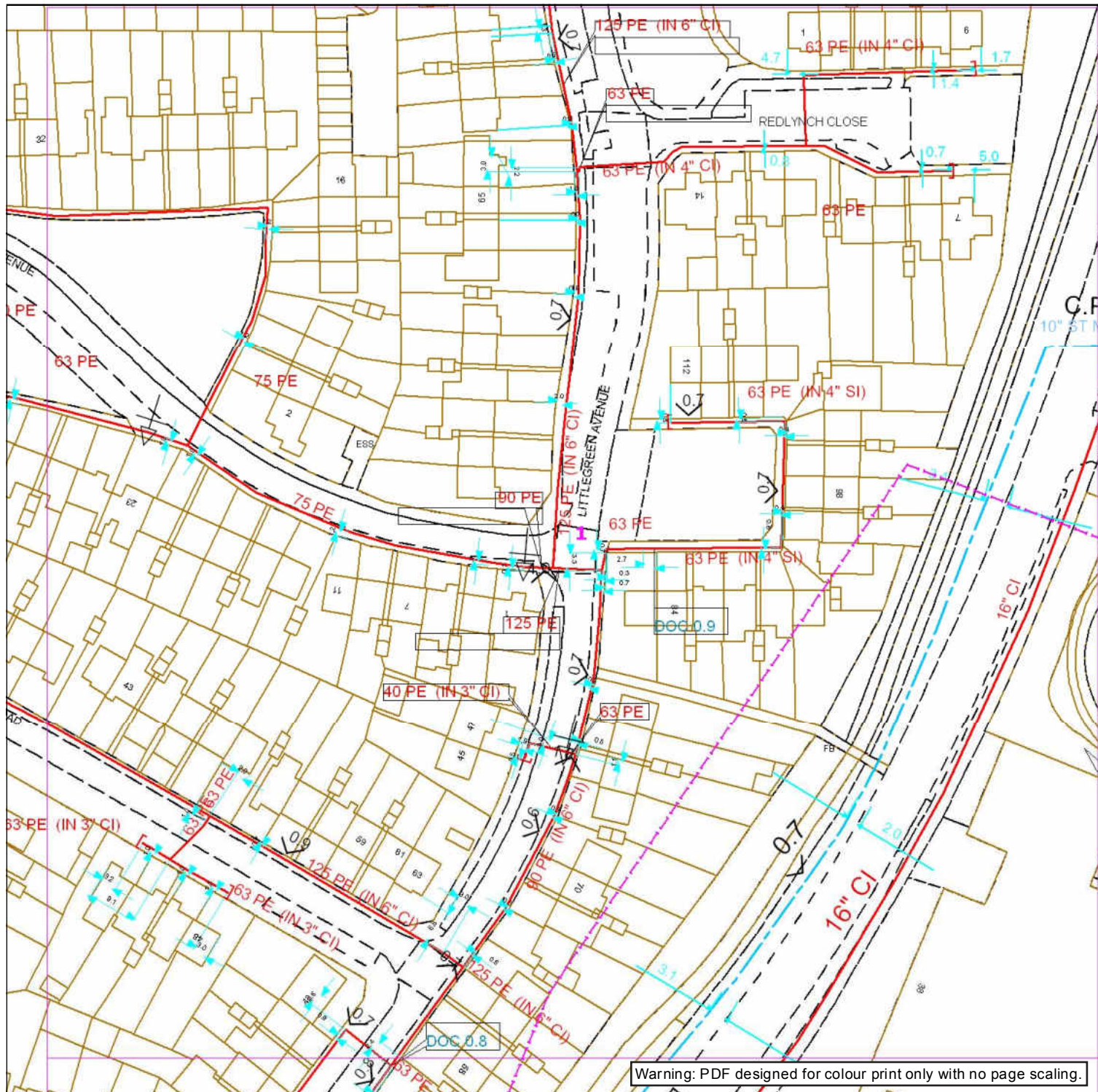
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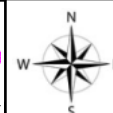
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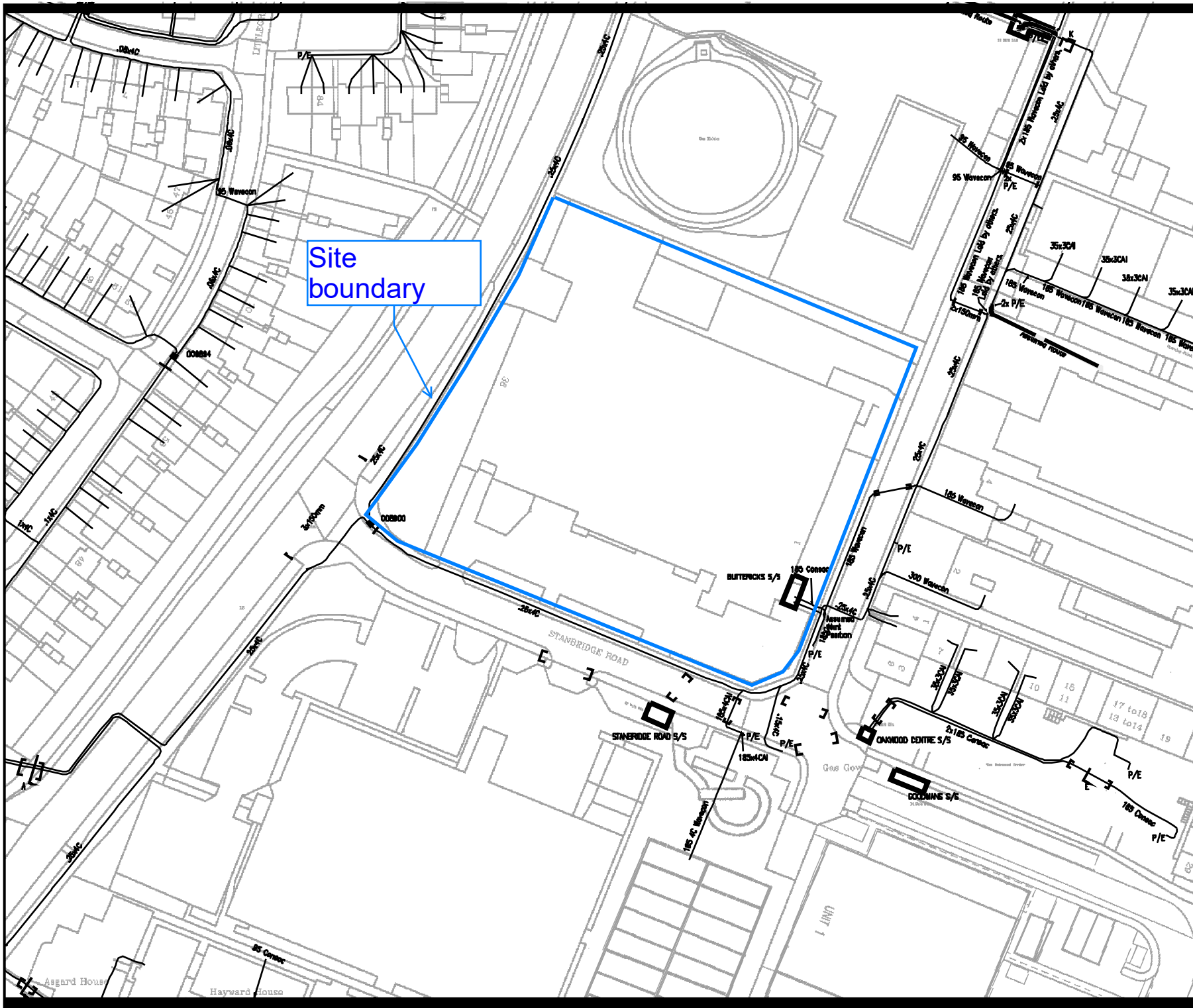
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PORTSMOUTH

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LV

Scale 1:1250

Date: 16/05/2019

Grid Ref:su72620749

HAM

j.sparrow

Plot 2 of 2

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Template: SIAS NRSWA BW A4 plot3

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID.

	services	TV	HY	CHV
FOOTPATH	0.40m	0.45m	0.60m	0.75m

	0.65m	0.60m	0.75m	0.90m
ROAD CROSSING	0.65m	0.60m	0.75m	0.90m

L.v./services - up to 1000V
h.v. - over 1000V to 11,000V
e.h.v - 22,000V and 132,000V

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. (available from THE HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE C38 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE)

Site boundary



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PORTSMOUTH

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HV

Scale 1:1250

Date: 16/05/2019

Grid Ref:su72620749

HAM

j.sparrow

Plot 1 of 2

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Template: SIAS NRSWA BW A4 plot3

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID.

	services	11	11V	chv
FOOTPATH	0.40m	0.45m	0.60m	0.75m

ROAD CROSSING	0.65m	0.60m	0.75m	0.90m
---------------	-------	-------	-------	-------

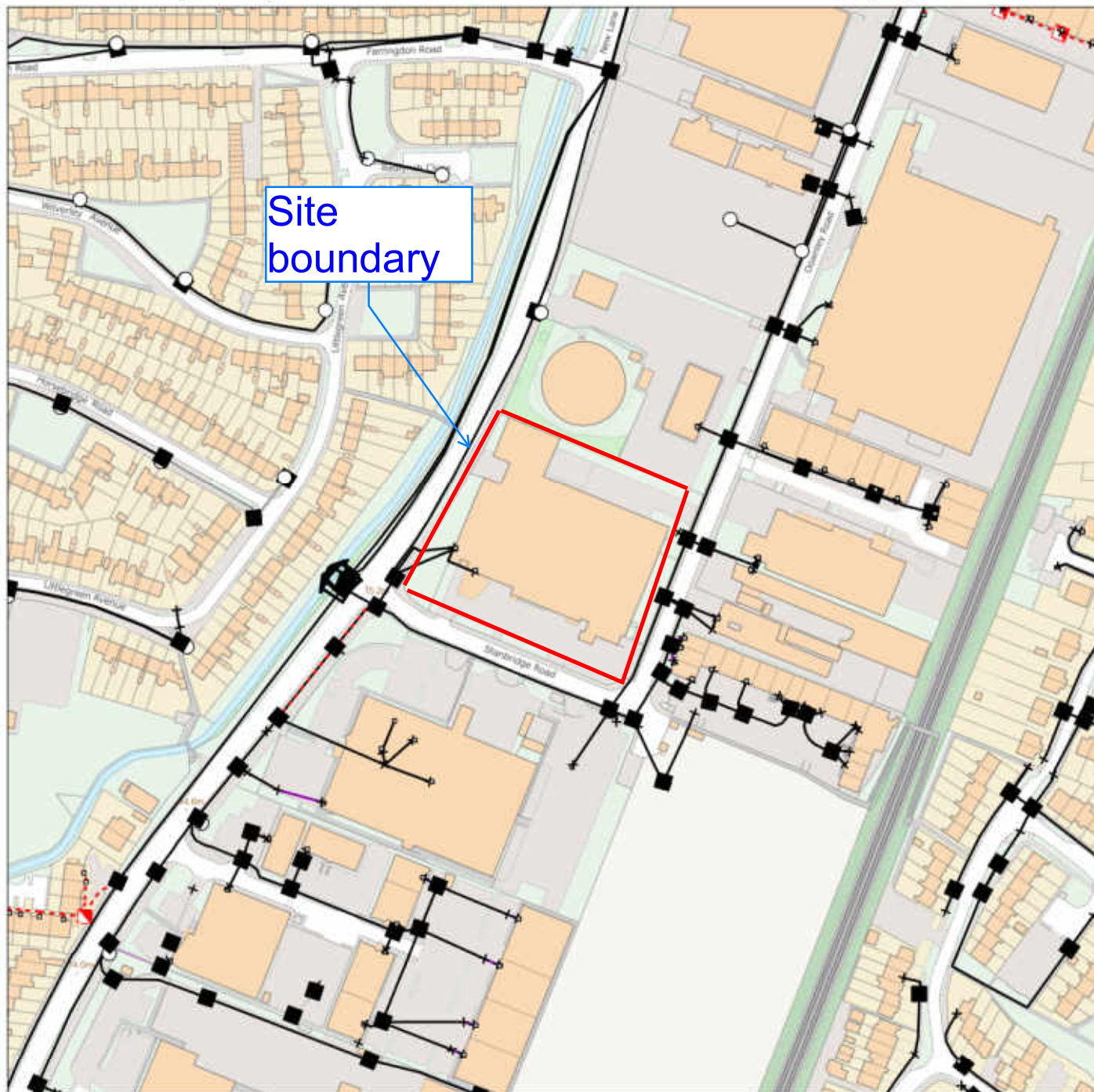
l.v./services	- up to 1000V
h.v.	- over 1000V to 11,000V
e.h.v	- 22,000V and 132,000V

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive - Avoiding Danger from Buried Cables - should be consulted before commencing excavation work. (available from THE HSE)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE C58 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE)

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling		Built	
Pole			Duct Tee		Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : CXG105371

Map Reference : (centre) SU7263607511

Easting/Northing : (centre) 472636,107511

Issued : 16/05/2019 10:54:08

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk



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Date: 22/05/19

Scale: 1:1250

Map Centre: 472636,107511

Data updated: 01/05/19

Telecoms Plan A4

Important Information - please read The purpose of this plan is to identify Virgin Media apparatus. We have tried to make it as accurate as possible but we cannot warrant its accuracy. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. Further details can be found using the "Affected Postcodes.pdf", which can be downloaded from this website. Therefore, you must not rely solely on this plan if you are carrying out any excavation or other works in the vicinity of Virgin Media apparatus. The actual position of any underground service must be verified by cable detection equipment, etc. and established on site before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. This plan is produced by Virgin Media Limited (c) Crown copyright and database rights 2019 Ordnance Survey 100019209.

Duct, Trench



Chamber



Cabinet



r.dorrington@ion-consulting.co.uk

38 New Lane





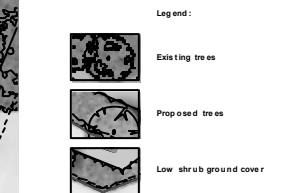
APPENDIX 2 – PROPOSED SERVICES PLANS

•



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No.	Planning Issue	Date	By	For	Date
1	AD	10	AD	LA	27-06-19



19-018 Butterick Havant Marked Up Site Layout

Proposed Incoming Gas Mains Services

25/06/2019

— Proposed new gas supply route

(M) Proposed new gas meter

— Existing Gas Mains

— Site Boundary

Havant BC Parking SPD

Land Use	Car parking std.
(Minimum GEA)	
B1(a) office	1 space per 30 sqm
B1 (b) (c)	1 space per 45 sqm
B2	1 space per 45 sqm
B8 ware house	1 space per 90 sqm

Land Use	Cycle parking std.	Short Stay
(Minimum GEA)		
B1(a) office	1/150 sqm	1/500 sqm
B1 (b) (c)	1/250 sqm	1/500 sqm
B2	1/350 sqm	1/500 sqm
B8 ware house	1/500 sqm	1/1000 sqm

One motor cycle space is to be provided for every 25 car parking spaces.
 Disabled people's car parking spaces should be provided at a ratio of 5% of the total allocation.

NOTES:
 All measurements are preliminary/ approximate & subject to the survey, spot level / analysis, full utility search, legal boundaries, drainage analysis and detailed layout / design development through consultation.



Project:
 Kingsbridge Estates
 New Lane
 Havant

Drawn By: Checked By: HNW Project No.: Date: Client of:
 LJ KW 18041 JUN 19

Scale:
 A1-1:250

Drawing Title:
 Site Plan as Proposed

Drawing Status:
 PRELIMINARY

Drawing Number:
 18041-HNW-ZZ-ZZ-DR-A-2115

© North Street, Gloucester, GL1 1EX, 01452 851108

Unit No.	GF GIA (m2)	(R2)	Mess. GIA (m2)	(R2)	TOTAL (m2)	TOTAL (R2)	Mess. %
1	356	3832	98	1055	454	4886	22%
2	356	3832	98	1055	454	4886	22%
3	413	4445	114	1227	527	5672	22%
4	351	3778	113	1216	464	4994	24%
5	351	3778	114	1227	465	5005	25%
6	352	3789	114	1227	466	5016	24%
7	383	4122	114	1227	497	5349	23%
8	381	4101	114	1227	495	5328	23%
9	381	4101	114	1227	495	5328	23%
10	298	3120	114	1227	407	4349	32%
11	253	2723	98	1055	351	3778	28%
12	253	2723	98	1055	351	3778	28%
	4213	45345	1303	14024	5516	59369	

Total GIA:	5516	59369
Total GEA:	5820	62641

Parking:	134	1/43m2
Site Area(m2):	10,234	

Site Density (GF GEA):	43%
Site Density (Total GEA):	57%

New Gas Connection



Revisions			
Rev	Amendments	by	Date
A	Planning Issue	AG	2/10/2019

Legend:



19-018 Butterick Havant
Marked up site layout
Proposed LV
25/06/19

Site Boundary
Proposed LV



Havant BC Parking SPD

Land Use (Minimum/GEA)	Car parking std.
B1(a) office	1 space per 30 sqm
B1 (b)(c)	1 space per 45 sqm
B2	1 space per 45 sqm
B8 warehouse	1 space per 90 sqm

Land Use (Minimum/GEA)	Cycle parking std.	Long Stay	Short Stay
B1(a) office	1/150 sqm	1/500sqm	1/500sqm
B1 (b)(c)	1/250 sqm	1/500sqm	1/500sqm
B2	1/350 sqm	1/500sqm	1/500sqm
B8 warehouse	1/500 sqm	1/1000sqm	1/1000sqm

One motorcycle space is to be provided for every 25 car parking spaces.
Disabled people's car parking spaces should be provided in a ratio of 5% of the total allocation.

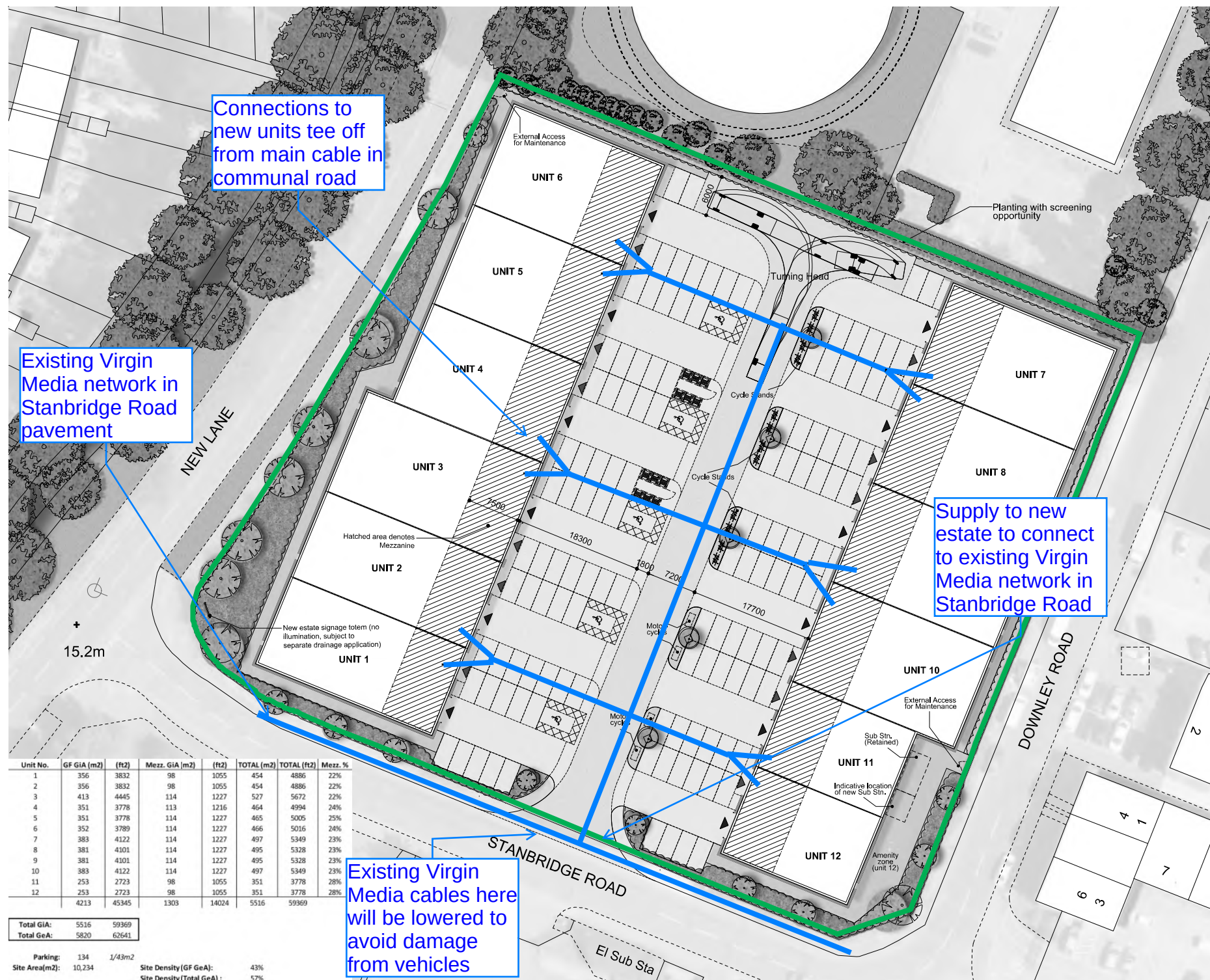
NOTES:
All measurements are preliminary/ approximate & subject to tree survey, spot level / analysis, full utilities search, legal boundaries, drainage analysis and detailed layouts/design development through consultation.

Scale 1:250
0m 1.25m 2.5m 6.25m 12.5m

Project
Kingsbridge Estates
New Lane
Havant
Drawn By: Checked By: HNW Project No.: Date Created:
LJ KW 18041 JUN 19
Scale
A1- 1:250
Drawing Title
Site Plan as Proposed

Drawing Status
PRELIMINARY
Revision
A
Drawing Number
18041-HNW-ZZ-ZZ-DR-A-2115
51 North Street, Chichester, West Sussex, PO13 3BA

hnw architects



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Rev	Amendments	by	chd	Date
A	Planning Issue	AG	LJ	2/10/2019

Legend:

	Existing trees
	Proposed trees
	Low shrub ground cover

19-018 Butterick Havant
 Marked up site layout
 Proposed Virgin Media
 25/06/19

Site Boundary
 Proposed Virgin



Havant BC Parking SPD

Land Use (Minimum/GEA) Car parking std.

B1(a) office 1 space per 30 sqm

B1 (b)(c) 1 space per 45 sqm

B2 1 space per 45 sqm

B8 warehouse 1 space per 90 sqm

Land Use (Minimum/GEA) Cycle parking std.

B1(a) office 1/150 sqm Long Stay

B1 (b)(c) 1/250 sqm Short Stay

B2 1/350 sqm 1/500sqm

B8 warehouse 1/500 sqm 1/1000sqm

One motorcycle space is to be provided for every 25 car parking spaces.

Disabled people's car parking spaces should be provided in a ratio of 5% of the total allocation.

NOTES:

All measurements are preliminary/ approximate & subject to tree survey, spot level / analysis, full utilities search, legal boundaries, drainage analysis and detailed layouts/design development through consultation.

Scale 1:250

Project Kingsbridge Estates

New Lane

Havant

Drawn By Checked By HNW Project No. Date Created

LJ KW 18041 JUN 19

Scale A1- 1:250

Drawing Title Site Plan as Proposed

Drawing Status PRELIMINARY

Revision A

Drawing Number 18041-HNW-ZZ-ZZ-DR-A-2115

21 North Street, Chichester, West Sussex, PO13 3BA

Unit No.	GF GIA (m ²)	(ft ²)	Mezz. GIA (m ²)	(ft ²)	TOTAL (m ²)	TOTAL (ft ²)	Mezz. %
1	356	3832	98	1055	454	4886	22%
2	356	3832	98	1055	454	4886	22%
3	413	4445	114	1227	527	5672	22%
4	351	3778	113	1216	464	4994	24%
5	351	3778	114	1227	465	5005	25%
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10	383	4122	114	1227	497	5349	23%
11	253	2723	98	1055	351	3778	28%
12	253	2723	98	1055	351	3778	28%
	4213	45345	1303	14024	5516	59369	

Total GIA:	5516	59369
Total GeA:	5820	62641

Parking:	134	1/43m ²
Site Area(m ²):	10,234	

Site Density (GF GeA):	43%
Site Density (Total GeA):	57%

Existing Virgin Media cables here will be lowered to avoid damage from vehicles

hnw architects



APPENDIX 3 – SCHEDULE OF SANITARY FITTINGS

19-018 Butterick Havant - Infrastructure Fittings Schedule

24/06/2019

Meter Ref	Unit Ref	Approx. GFA (m²)	Estimated Peak Flow Rate (l/s)	Estimated MDPE pipe size (mm)	Estimated Meter Size	Infrastructure Fittings				
						No of WCs	No of Basins	No of Dishwasher	No of Sinks	No of Total LU
M1	Unit 1	454	0.48	25	20mm-3/4"	3	3	1	1	21
M2	Unit 2	454	0.48	25	20mm-3/4"	3	3	1	1	21
M3	Unit 3	527	0.48	25	20mm-3/4"	3	3	1	1	21
M4	Unit 4	464	0.48	25	20mm-3/4"	3	3	1	1	21
M5	Unit 5	465	0.48	25	20mm-3/4"	3	3	1	1	21
M6	Unit 6	466	0.48	25	20mm-3/4"	3	3	1	1	21
M7	Unit 7	497	0.48	25	20mm-3/4"	3	3	1	1	21
M8	Unit 8	495	0.48	25	20mm-3/4"	3	3	1	1	21
M9	Unit 9	495	0.48	25	20mm-3/4"	3	3	1	1	21
M10	Unit 10	497	0.48	25	20mm-3/4"	3	3	1	1	21
M11	Unit 11	351	0.48	25	20mm-3/4"	3	3	1	1	21
M12	Unit 12	351	0.48	25	20mm-3/4"	3	3	1	1	21



APPENDIX 4 – FINAL SITE PLAN

