

Langstone Park

Masterplan

Utilities Statement & Strategy

Project Ref: **13023**

Report Ref: **R100**

Rev A

December 21

Client

XLB Property Ltd

**Baynham Meikle
Partnership Limited**



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REPORT STATUS

Client	XLB Property Ltd
Report Title	Langstone Park - Masterplan
Report Type	Utility Statement
Report	R100
Report Status	Rev A
Date	10 December 2021



	Name	Date	Signed for and on behalf of Baynham Meikle Partnership
Report Author	Alla Bolton		
Report Check	Gavin Lord		
Reviewed and Authorised	Gavin Lord	10.12.21	G.L.

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1 Introduction

- 1.1.1 Baynham Meikle Partnership Limited has prepared this utilities statement on behalf of XLB Property in support of an outline application for the redevelopment of Langstone Park.
- 1.1.2 The proposed development is situated off Langstone Road and Brookside Road, with the nearest postcode PO9 1SA. The Ordnance Survey National Grid Reference to the centre of the site is E471327, N105723. A site location plan can be found in Appendix A.
- 1.1.1 The existing site is occupied by several interlinked commercial offices and light industrial buildings, with car parking in the south, east and north of the site, hardstanding and access roads and landscaping confined to limited areas.

2 Existing Services

2.1 Electricity

- 2.1.1 Scottish and Southern Energy currently has plant and equipment serving the existing site. The site arrangement is SSE HV metered supply which is then distributed across the site by a series of privately maintained substations and mains connecting to individual units.
- 2.1.2 There are several private substations situated towards the north of the site, with cables running within the infrastructure roads and across the site.

2.2 Gas

- 2.2.1 There are several British Gas pipes situated Langstone Road to the east of the site.
- 2.2.2 The existing building 23 has 2 gas boilers and a kitchen gas meter.
- 2.2.3 There is an abandoned 6" diameter gas pipe running from building 23 into Langstone road, however the position is not proven.
- 2.2.4 There is a 16" Supergrid gas main situated in Southmoor Lane, east of the site.

2.3 Water

- 2.3.1 Langstone Park has water supply infrastructure operated by Southern Water.
The site has existing fire mains that serve the existing buildings.

2.4 Telecommunications

2.4.1 Records currently show there are BT and Virgin Media infrastructure within the site boundary.

2.5 Surface Water Drainage

2.5.1 Southern Water sewer records indicate that there are 675mm diameter and 700mm diameter public surface water sewers within the road to the west of the development. There is an existing watercourse to the north west of the development that connects to public sewers that run south to the west of the development.

2.6 Foul Water Drainage

2.6.1 Southern Water sewer records indicate that there are 750/675 mm diameter public foul sewer that runs through the north of the site from east to west. There is a second 600mm diameter public foul sewer running through the centre of the site.

3 Proposed Services Strategy

The development proposals consist of the demolition of the existing offices and commercial units and the erection of new commercial units with associated landscaping and car parking facilities.

It is anticipated that the new developments will be more efficient and economic in terms of energy usage and therefore the loading requirement will be less than existing.

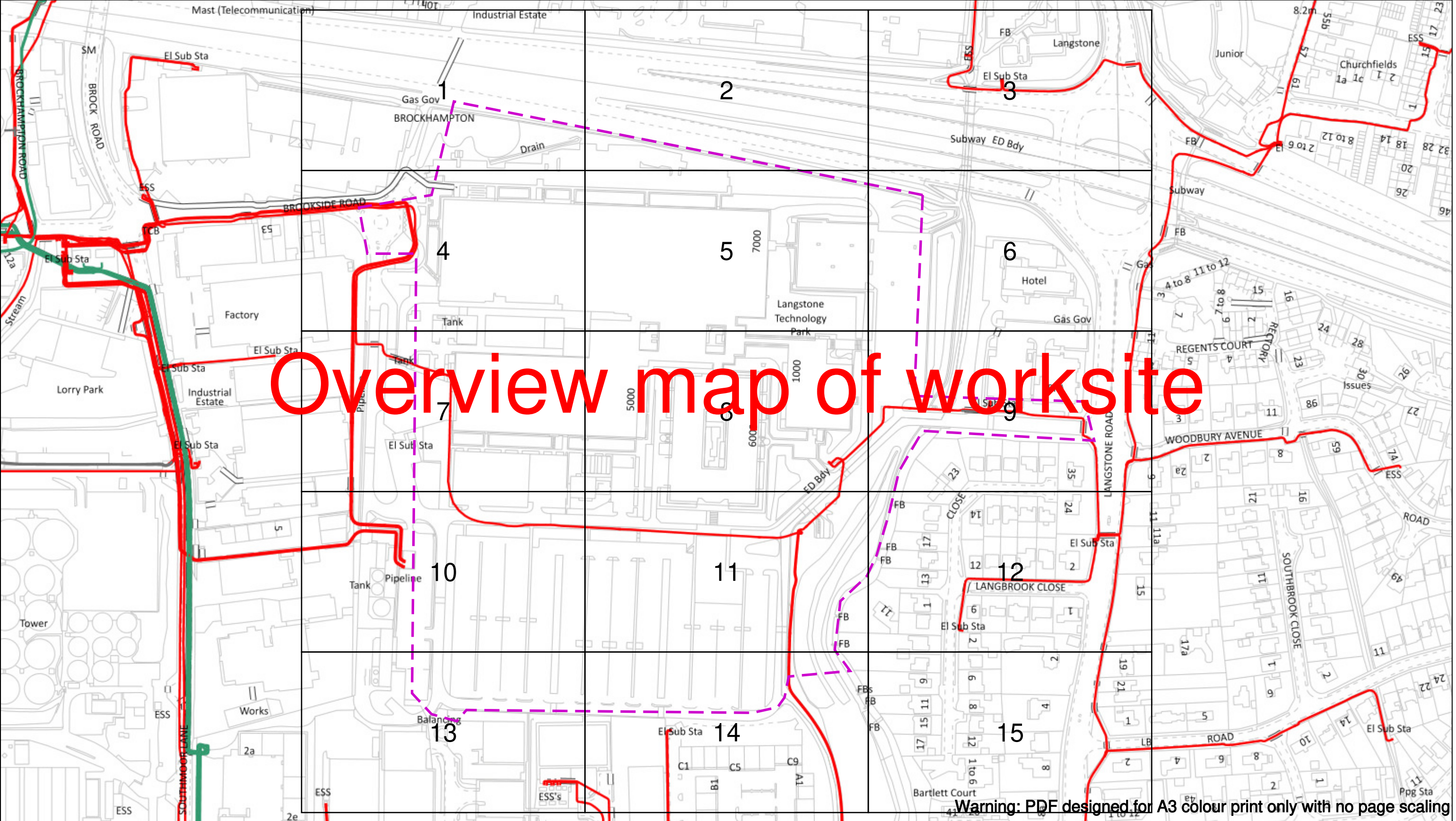
Subject to detailed design and detailed discussion with the various statutory authorities, it is anticipated that the utility and drainage connections within the existing on-site infrastructure should be sufficient to support the new development without the need for extensive reinforcement.

4 Summary

Based on the current infrastructure constraints / opportunities present it is evident that the redevelopment of the site will have opportunity to accommodate and utilise the existing mains and connections passing through and around the site.

It is anticipated that due to the proposed usage and implementation of sustainable measures the site demand should be no greater for the proposed site and on this basis extensive reinforcement works are not expected.

5 Appendices



Date Requested: 10/08/2020
Job Reference: 19629071
Site Location: 471367 105701
Requested by:
Miss Zoe Fillingham
Your Scheme/Reference:
SF29077132 & SF29077125

Scale: 1:2562 (When plotted at A3)

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position 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.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

Dig Sites Area: Line:

Scottish & Southern Electricity Networks

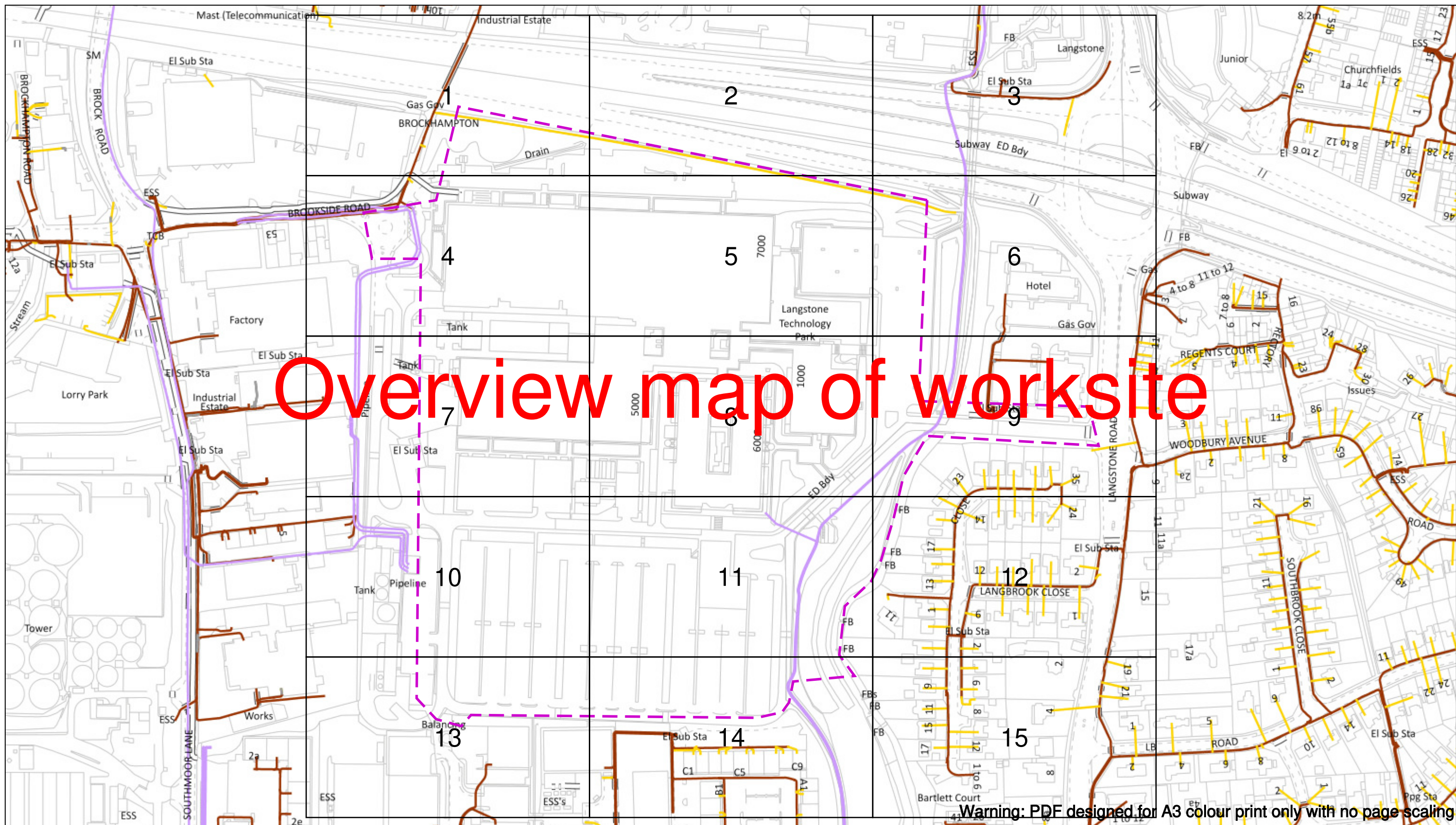
Scottish and Southern Energy Power Distribution Ltd.
Registered Office: Inverlond House,
200 Dunkeld Road, Perth, PH1 3AQ
Registered in Scotland No. SC213459

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

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Dig Sites Area: Line:



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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.75m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.2m

	Services	LV	HV	E
Footpath/Unmade	0.45m	0.45m	0.6m	0
Road Crossing	0.6m	0.6m	0.75m	0
Agricultural	1m	1m	1m	1

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
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- Pole Structure, Existing Location - H

— Duct Route

— Cross Section Route

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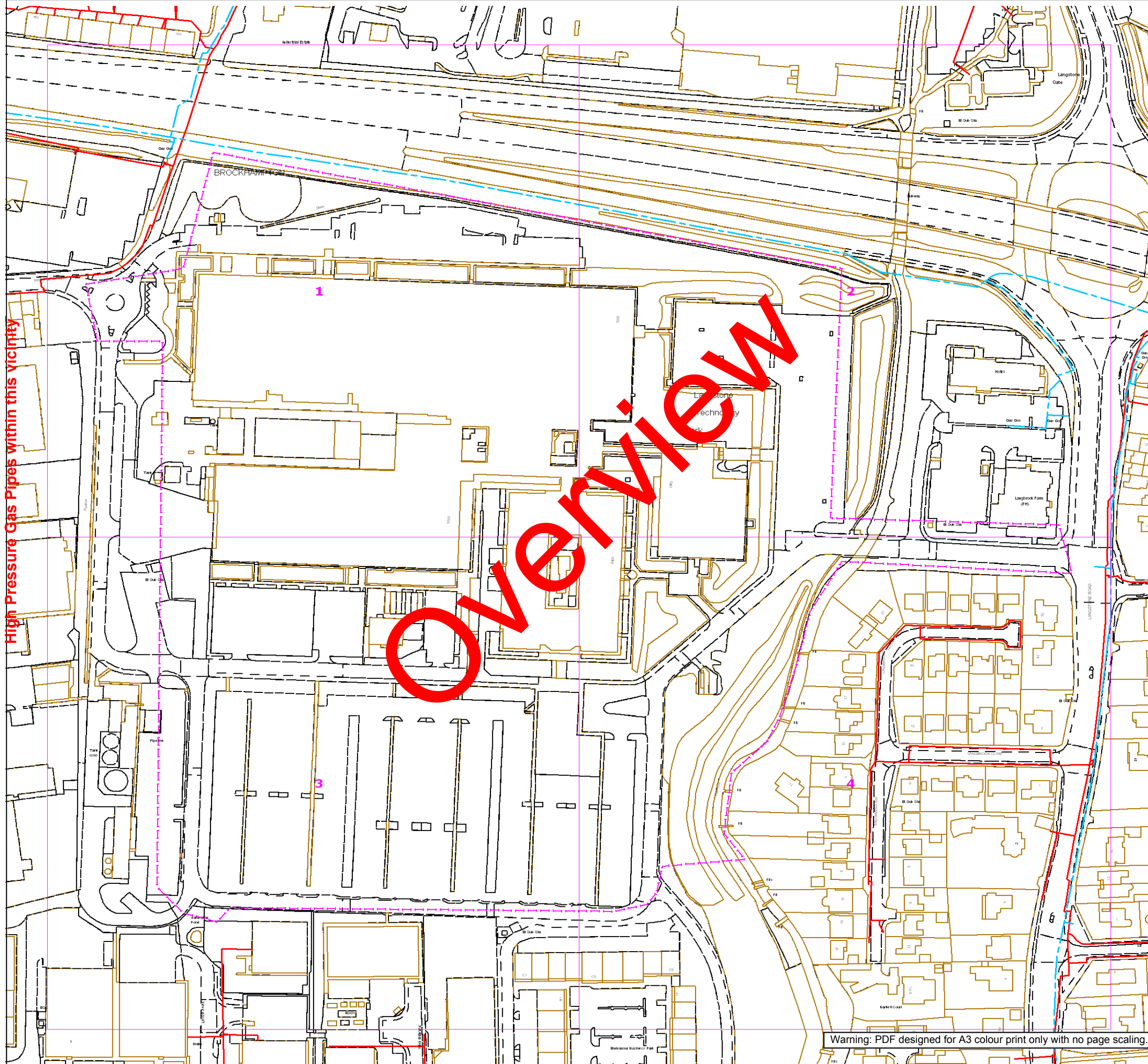
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High Pressure Gas Pipes within this vicinity



SGN
Your gas. Our network.

Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 10/08/2020
Job Reference: 19629071
Site Location: 471349 105706
Requested by:
Miss Zoe Fillingham
Your Scheme/Reference:
SF29077132 & SF29077125

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
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

GTs



Some Examples Of Plant Items

Valve  Syphon  Depth of Cover  Diameter Change  Material Change 

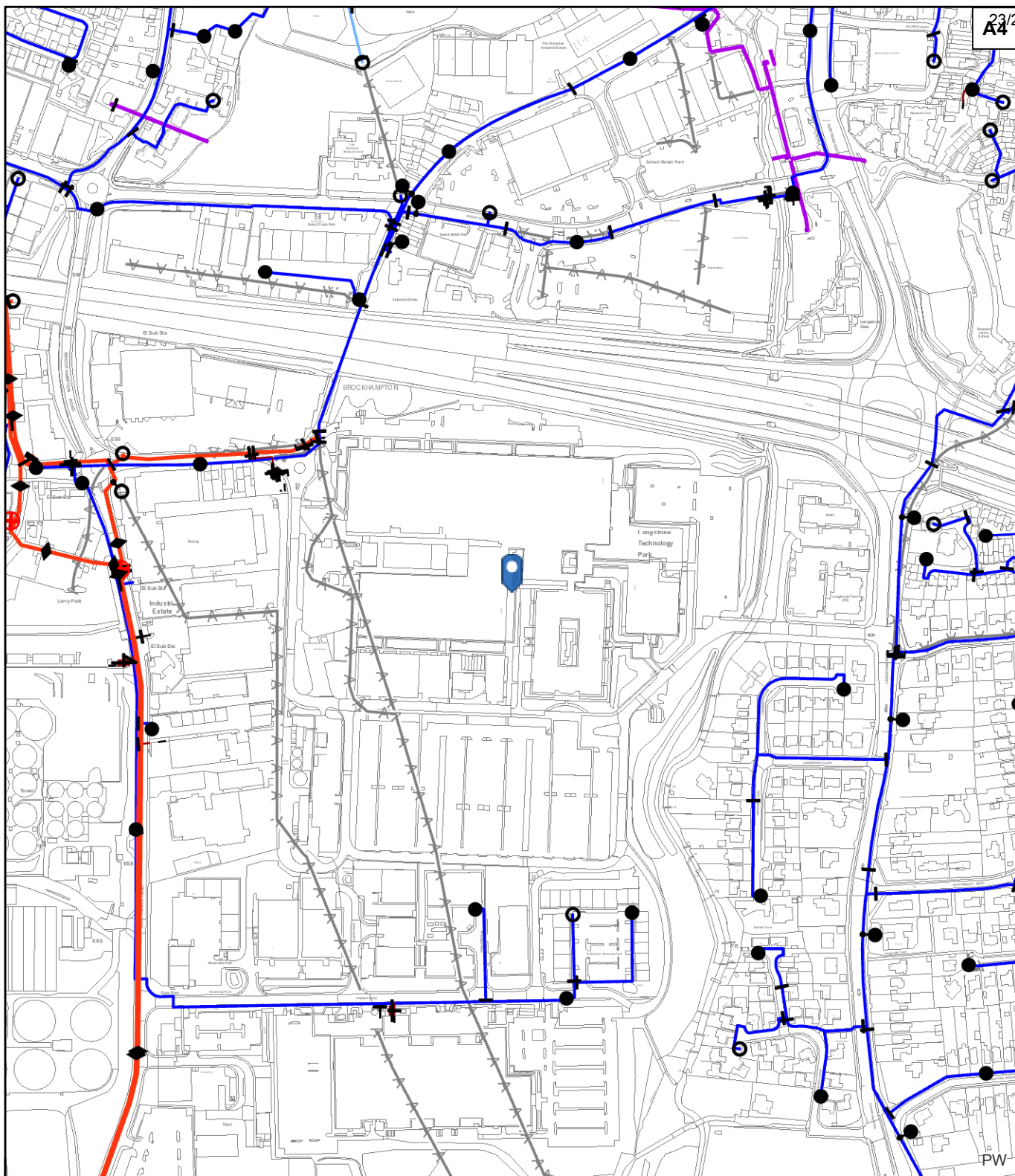
Digsite: Line: 

Area: 



Lineasearch
before **u dig**

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Water Supply

- Distribution Main
- Communication Pipe
- Fire Main
- - Private Main
- Raw Water Main
- Trunk Main
- Abandoned Main

Hydrant

- Company Washout Hydrant(Single)
- Fire Brigade Hydrant(Single)
- Fire Brigade Washout Hydrant

Valves / Fittings

- ⌋ Capped End
- ✕ Stop Cock
- ✕ Butterfly Valve
- ➔ Pressure Flow Valve
- ➔ Reflex Valve
- ◆ Air Valve
- ⌋ Open Valve
- ⊕ Closed Valve

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

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Easting/Northing:
471,290 105,731

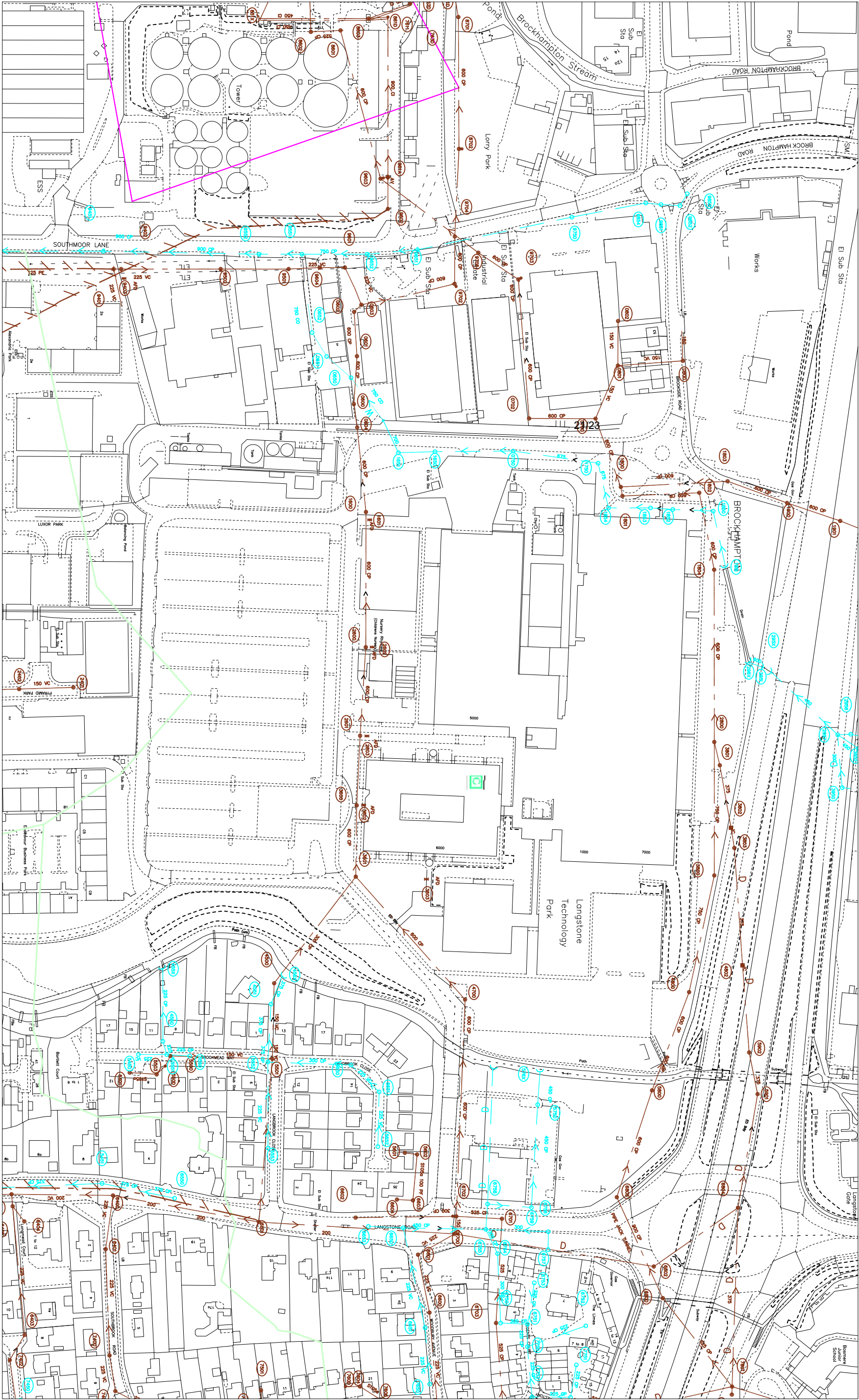
Scale:
1:5,000

Date:
11/08/2020



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Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9245 3632
Website: www.portsmouthwater.co.uk

SEWER RECORDS PAGE 1 OF 2



105397

105974

O.S. REF. SU7105NW		The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. WARNING: BAC pipes are constructed of Bonded Asbestos Cement WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement	Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.
Title: Langstone Technology Park 2B L	Date: 12/08/2020		
Drawn by: dassuta		N	
Scale: 1:2500			

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