

Project : Oak Park Health & Wellbeing Campus

Project No. : 14599

Date : 02nd March 2015

Oak Park Health & Wellbeing Campus Utilities statement to support Planning Submission

1.0 Introduction

This brief scoping report is intended to set-out the strategies and initial considerations proposed for the utility services infrastructure that shall be required for the new Oak Park Health & Wellbeing Campus, Havant.

New utility infrastructure supplies shall be required for all primary utility services.

Liaison with utility authorities / utility providers for each service has been initiated and is ongoing to arrive at firm quotations and technical proposals from each utility provider.

2.0 Existing Services

Existing record drawings have been obtained and a below ground survey / scan has been carried out.

Copies of the same are appended to this scoping statement for information and record purposes.

3.0 Utility Load Requirements

Utility loads have been assessed as follows, which have formed the basis of formal applications / liaison with Utility Authority providers: -

Nursing Care Home:

Electricity – 170kVA

Gas – 550kW (inc allowance for gas fired kitchen and laundry)

Water – 2.7l/s

Community Hub:

Electricity – 40kVA

Gas – 150kW (hot water and kitchen appliances only)

Water – 0.7l/s

Supported Living Accommodation:

Electricity – 31No 63A / 80A single phase supplies (Group meter rooms req'd).

Electricity – 19No 63A / 80A single phase supplies (Group meter rooms req'd).

Gas – 40kW per flat

Water – 0.2l/s per flat

Extra Care Accommodation:

Electricity – 51No 63A / 80A single phase supplies (Group meter rooms req'd)

Electricity – 1No 100A TP&N (communal areas supplies).

Gas – 550kW

Water – 3.25l/s

4.0 Mains Cold Water Service

Separate / dedicated utility infrastructure supplies shall be provided to each entity as scheduled above for domestic use.

These shall each be provided as metered primary infrastructure supplies.

Subject to detailed design it is envisaged that on-site water storage for domestic consumption shall be limited to the Nursing Care Home and Extra Care developments.

In addition to the domestic water services a water supply for fire-fighting purposes for on-site hydrants and sprinkler protection will be provided subject to detailed survey of the existing fire hydrant locations.

It can be seen from Portsmouth Water record drawings that good availability of local mains water network is provided, with 200mm dia DI infrastructure services bounding the site.

Subject to a firm proposal and quotation from the utility provider, Portsmouth Water, it is envisaged that the new primary supplies shall be provided via the adjacent infrastructure within the foot path of Old Copse Way. Subject to Authority approval as the design evolves, it is envisaged that this shall therefore be supplied without major reinforcement work to off-site mains and with no adverse environmental impact.

5.0 Natural Gas Services

Separate / dedicated utility infrastructure supplies shall be provided to each entity as scheduled above, for fuel supplies serving domestic generation of heating and hot water.

The supply to each entity shall be metered primary infrastructure supplies.

The following metering strategy shall be adopted: -

Nursing Care Home:

Sub-metering of resident bedrooms shall not be provided. Sub-metering shall however be provided to compliment Building Regulations and the project BREEAM strategy, which will allow energy consumption to broken down into each end use service, i.e. lighting, power, heating and hot water. Kitchen and laundry areas shall also be separate sub-metered.

Extra Care Flats:

It is proposed that 1No dedicated gas supply is provided to serve the extra care accommodation. This shall serve centralized heating plant, and primary heating pipework shall be distributed to each apartment (effectively a community heating system). Separate heating controls shall be provided in each apartment and domestic hot water shall be generated locally in each apartment via the primary community heating mains.

On this basis, the extra care accommodation shall have 1No gas utility bill.

Heat meters shall be provided on the community heating mains to each apartment for sub-metering purposes and these shall be automatically monitored via an energy management system.

Costs for heating and hot water energy of each extra care apartment would therefore need to be accounted for via the service charge arrangement. This could however be informed via the local sub-meters / heat meters.

Community Hub:

No gas supply required.

Supported Living Flats:

It is proposed that each Supported Living apartment is provided with dedicated utility infrastructure / primary gas supplies. This shall allow separate primary utility bills for each apartment, to allow flexibility of agreement for sale / letting etc. Gas meters for each apartment shall be located in a purpose provided group meter room for each block with external access.

Subject to a firm proposal and quotation from the utility provider it is envisaged that this primary supply shall be provided via the adjacent infrastructure within the highway. Subject to Authority approval as the design evolves, it is envisaged that this shall therefore be supplied without major reinforcement work to off-site mains with no adverse environmental impact.

It can be seen from Southern Gas Networks record drawings that good availability of local mains gas network is provided, with 125mm dia PE infrastructure services bounding the site in Leigh Road and Old Copse Road, 90mm PE service within Crossland Drive and a 4" CI service within Leigh Road.

The loads for new development are within the standard design scope and therefore an up-front investigation into capacities is not carried out as per network policy. Capacity checks would be undertaken by the network upon acceptance of the project. It is generally accepted that any reinforcement works highlighted post-acceptance would be funded entirely by the network.

Based on this information and that there are numerous existing network infrastructure around the site, it is unlikely that off-site reinforcement work would be necessary and no adverse environmental impact is expected.

6.0 Incoming Electricity Supplies

Separate / dedicated utility infrastructure supplies shall be provided to each entity as scheduled above.

Group meter rooms shall be provided for the Extra Care Accommodation and Supported Living flats.

It can be seen from Scottish & Southern Energy (SSE) record drawings that good availability of mains infrastructure network is provided local to the site, with an existing Oak Park network sub-station being located adjacent to the site.

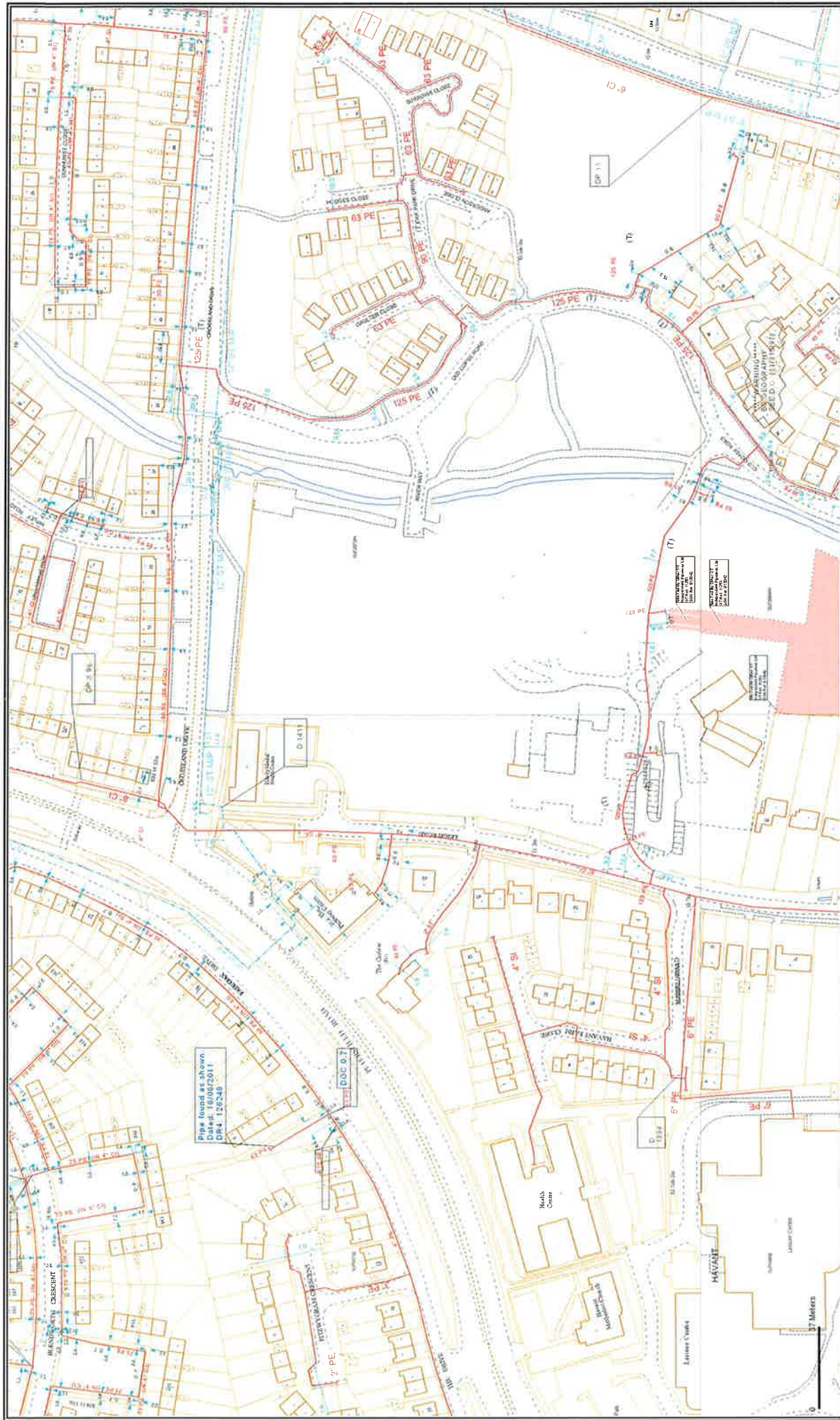
Based on initial liaison with SSE it is anticipated that the new development shall be serviced from the existing sub-station adjacent to the site, which we understand that SSE are likely to relocate and upgrade.

Based on this information and that there are numerous existing network infrastructure around the site, it is unlikely that off-site reinforcement work would be necessary and no adverse environmental impact is expected.

APPENDIX A – Southern Gas Network Record Drawings.

APPENDIX B - Scottish & Southern Energy (SSE) record drawings

APPENDIX C - Portsmouth Water record drawings



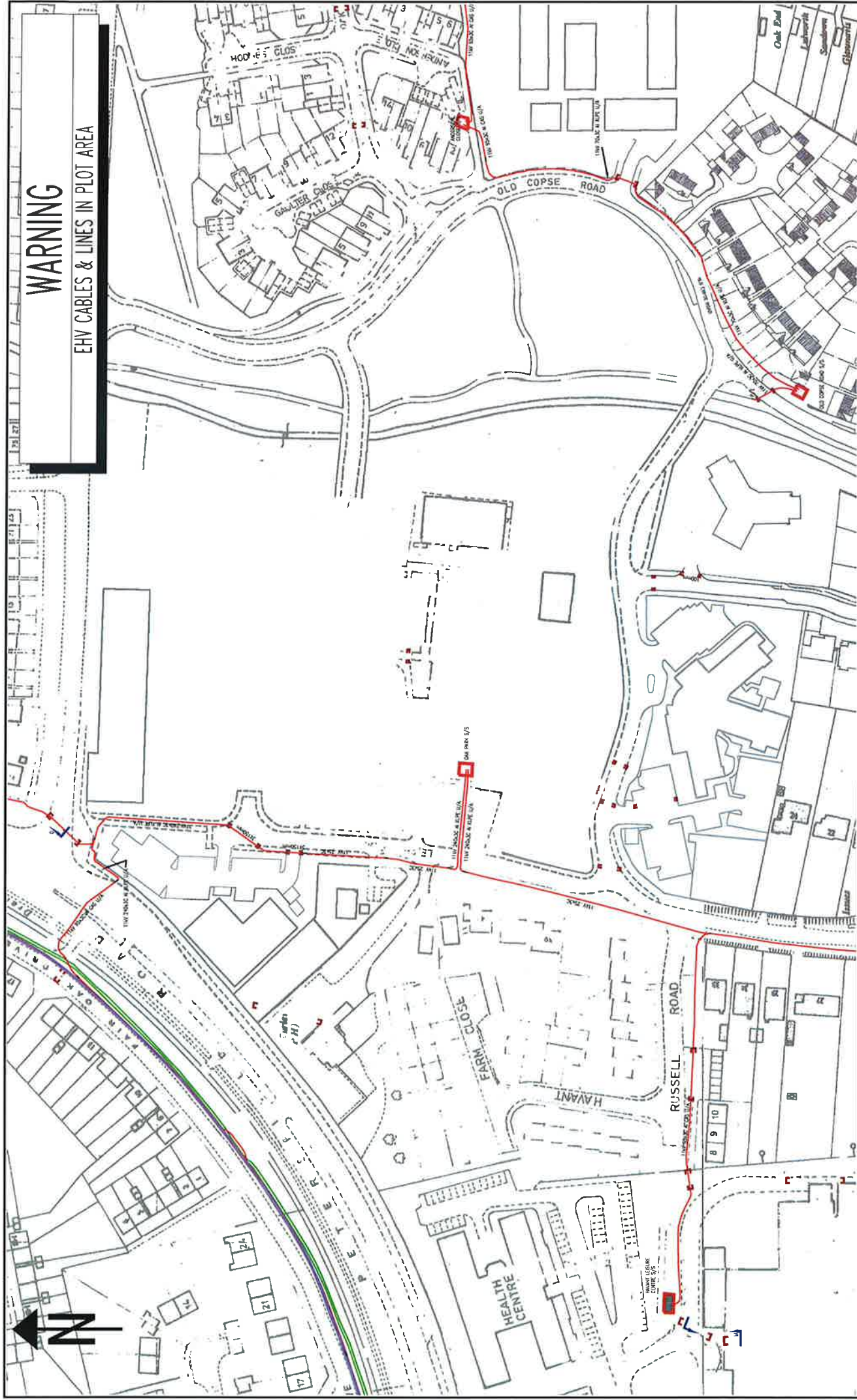
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Hampshire County Area

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SCALE : 1 : 1592	LP MAINS	LP MAINS
USER ID : sr08571	MP MAINS	MP MAINS
DATE : 13/06/2012	IP MAINS	IP MAINS
INTERNAL USE ONLY	LHP MAINS	LHP MAINS
GRID REFERENCE : E472002, N107126, SUT207	HISTORY DATA	HISTORY DATA
Some examples of Plant Items	LA's	LA's
Valve	GT's	GT's
Syphon	Depth of Cover	Depth of Cover
Change	Diameter Change	Diameter Change
Material Change	Material Change	Material Change



WARNING

EHV CABLES & LINES IN PLOT AREA

WARNING

There may have been subsequent alterations to the surface levels. Trial holes must be taken to determine positions and depth 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 HMSO)

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTE G88 SHOULD BE CONSULTED. (AVAILABLE FROM HMSO)

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
services	lv	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.80m
ROAD CROSSING	0.60m	0.60m	0.90m
AGRICULTURAL	1.00m	1.00m	1.10m
lv / services	- up to 1000V		
h.v.	- over 1000V to 11.000V		
e.h.v.	- 22.000V to 132.000V		

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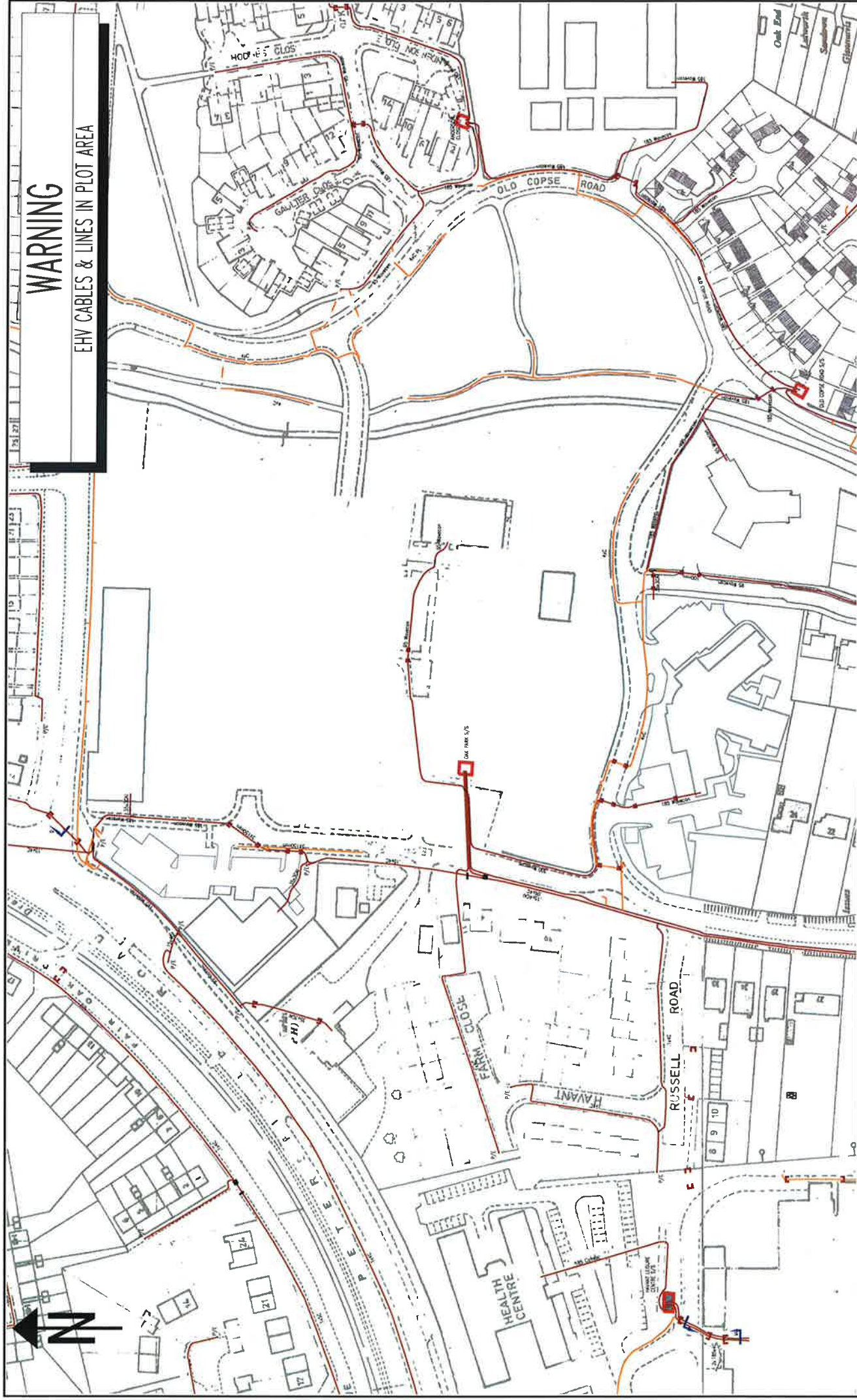
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H.V. MAINS RECORD
If you are unsure & need to seek advice before commencing excavations please contact:
PORTSMOUTH
023-9882-4200

Grid Ref: SU72000709
Scale: 1:1250
Date: 07/06/2012
MSS237190



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NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
services	l.v.	h.v.	e.h.v.
FOOTPATH/UNMADE	0.45m	0.45m	0.80m
ROAD CROSSING	0.60m	0.60m	0.75m
AGRICULTURAL	1.00m	1.00m	1.10m
l.v./services	- up to 1000V		
h.v.	- over 1000V to 11,000V		
e.h.v.	- 22,000V to 132,000V		

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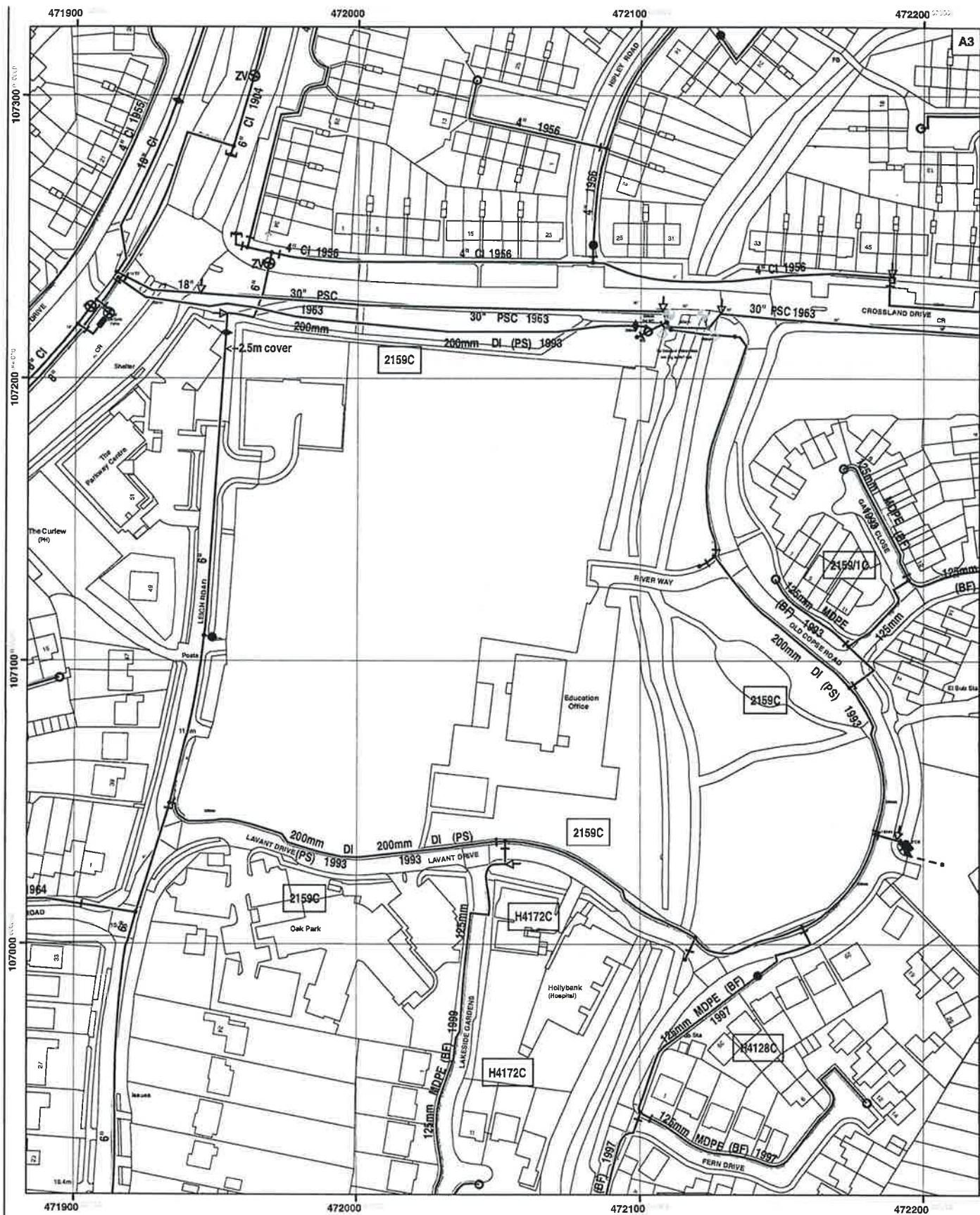
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	EXISTING MAIN		COMPANY WASHOUT		WO TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
	ABANDONED MAIN		WASHOUT FIRE HYDRANT		PH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
	PROPOSED MAIN		FIRE HYDRANT		WOFH TO BE CUT OUT UNLESS PURCHASED BY LOCAL AUTHORITY
			PROPOSED FIRE HYDRANT		



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Drg No:
Job No:
OS Ref: SU7207SW
Scale: 1:1,250
Date: 15/06/2012