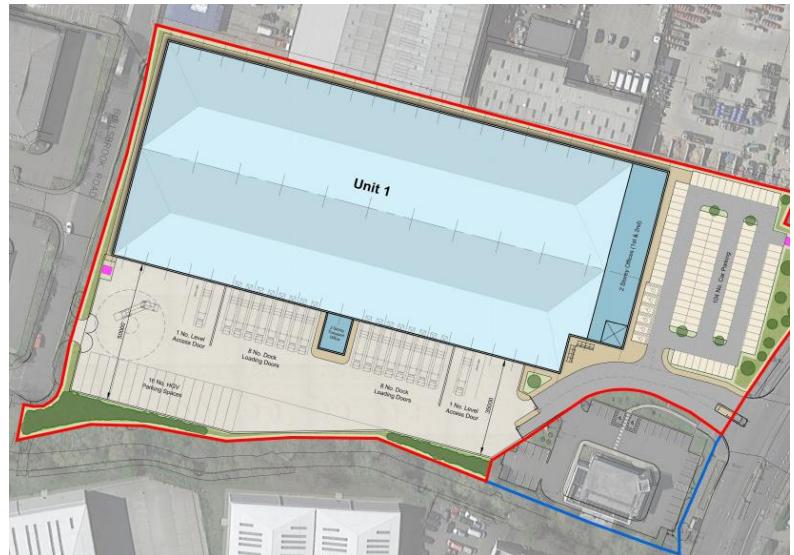


UTILITY STATEMENT BRIDGEWATER RETAIL PARK HAYES



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Executive Summary

Briar have been employed to assess the services infrastructure requirements associated with the proposed industrial development at Bridgewater Retail Park, Hayes for Graftongate Developments Limited.

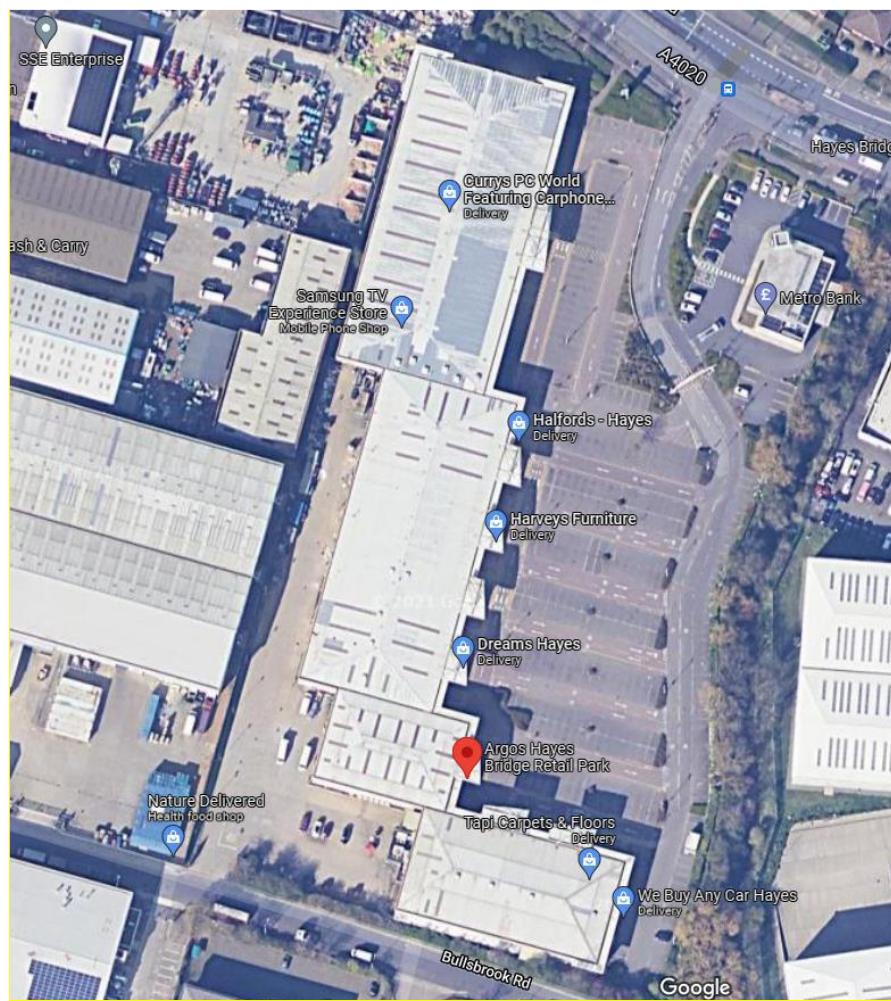
The proposal is for the redevelopment of the existing site to provide an industrial unit for B2/B8 usage, the existing buildings are to be vacated and demolished in a phased programme of works between 2022 and 2023.

The development shall comprise of an industrial/distribution unit with two storey offices and associated parking and services yards.

The development shall be constructed on a speculative basis with all fit out works to be carried out by future occupier.

The key objectives for the project and this report are to identify all existing utility services and connections using record data to identify constraints to inform a utility strategy for the development programme.

1.0 Existing Site Layout



2.0 Site Description

The existing site is a retail park comprising of 8no retail units and a Metro bank, the site is accessed from Uxbridge Road.

The northern boundary of the site joins up to Uxbridge Road, the eastern boundary is bordered with the Yeadings Brook, the southern boundary is adjoined with Bullsbrook Road with service and logistical deliveries access only and the western boundary is bordered with retail and distribution units which can be accessed off both Bullsbrook Road and Uxbridge Road.

The areas to the south of the proposed development are largely industrial and distribution uses whilst the areas to the north of the site are residential.

Topographically the site is generally flat with falls on the eastern boundary where the site joins the Yeadings Brook.

3.0 Description Of the Development

The development project is to demolish existing retail units and associated services and infrastructure and construct a new build industrial distribution unit within the 7.1-acre site boundary.

A range of measures to improve sustainability and reduce energy consumption have been considered and included as part of the projects outline design: -

- The development will achieve a minimum BREEAM rating of excellent
- Heating and Cooling are provided by highly efficient Air Source Heat Pumps
- Ventilation is to be provided by high efficiey fans with heat recovery applications
- Lighting is to be provided by high efficiency LED luminaires
- Automatic lighting controls are to be provided to ensure both daylight and occupancy form part of the controls strategy to reduce overall demand
- Solar Photovoltaics (Solar PV) are to be provided on the roof to supplement the buildings overall electrical demand
- The buildings fabric has been enhanced throughout to reduce overall heating demand and consumption

4.0 Existing Services

Utility records searches were carried out as part of the due diligence prior to planning submission to identify all known utility services and assets, including fibre and telecommunications networks within the vicinity.

Further to this underground services scan was commissioned to ascertain service depths of all underground services throughout the site, a brief overview of services and the utility survey are detailed below.

Electricity

There are two existing substations located within the existing site boundary, the substation adjacent Uxbridge Road serves the Currys/PC World store, and the substation adjacent Bullsbrook Road serves all remaining retail units & Metro Bank.

Further interrogation of the network was carried out with the DNO and the substation to the rear of the site adjacent Bullsbrook Road also serves the industrial units to the west of the site to the rear of the retail units. Therefore, proposals were requested from the DNO for the relocation of this substation in accordance with the proposed site layout, these costs have been received from the DNO which are to be programmed in line with the demolition strategy whilst ensuring supplies to third party buildings are maintained.

The retention of the Currys/PC World substation is to be considered in the load assessments for the proposed unit as this could be retained and used to serve the new development.

Gas

There is a low-pressure network running in to the existing site boundary with branch connections to each existing retail unit.

These low-pressure connections along with the associated meters will be removed prior to demolition, enquiries have been made with Cadent the network operator to obtain disconnection proposals and costs in preparation for demolition and remediation.

Gas services shall be capped off at the site boundary for future connection works should they be required by the tenants during fit out works.

Water

The network operator has been contacted and requests have been made for disconnection proposals for the termination of the water connections to each of the existing units.

Formal connection enquiries for new supplies will be made when the development has planning approval and final design details are fully considered.

Telecommunications

There are two telecommunication networks that run within the vicinity of the existing the site, BT Openreach and DigiPlex UK.

The BT Openreach network runs through the site to serve each existing unit via the service yard off Bullsbrook Road, these connections are to be disconnected in accordance with the demolition programme. Enquiries have been made with BT Openreach to coordinate site surveys in order for formal disconnection proposals to be compiled.

The DigiPlex UK network previously ran through the site via the customer car parking terminating at both Bullsbrook Road and Uxbridge Road. Remediation works have since been carried out and the DigiPlex UK Network has been relocated to the perimeter of the site near the Yeading Brook – therefore no further actions are envisaged with the diversion of this service.

New fibre connections will be required, enquiries have been made with BT Openreach to ensure the fibre network installed within Uxbridge Road can be modified to serve the proposed development.

5.0 Utility Survey



The utility survey commissioned in November 2021 details all underground services which when compared with the utility records provides an overview of the existing site infrastructure and informs future utility strategy for demolition and new supplies.