



Utility Report

for

Healey Development Solutions (Hayes) Ltd

9 Nestles Avenue

London Borough of Hillingdon

Hayes, London UB3 4SA

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ISSUE

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1. INTRODUCTION

Mecserve has been appointed by Healey Development Solutions (Hayes) Ltd to prepare a Utility Report for the proposed new residential development at 9 Nestles Avenue, Hayes, London UB3 4SA.

1.1 PROPOSED DEVELOPMENT

The 0.23 hectare site is currently occupied by a single storey industrial property that is to be replaced by a 11 storey residential property comprising of 59 No. 1 bed flats, 32 No. 2 bed flats and 12 No. 3 bed flats.

2. UTILITIES

2.1 INCOMING ELECTRICITY

An application has been made to Scottish and Southern Energy Power Distribution for a single 230 / 400V TP&N power supply. The supply shall be provided via a new 11,000 / 400 volt sub-station located at ground floor level, integral to the property. The sub-station is proposed to be accessed directly from the mews which is accessed from Nestles Avenue via gates. Access will need to be provided to SSE Power Distribution 24 hours a day / 365 days a year.

UKPN's budget quotation and confirmation of the sub-station location and is awaited.

2.2 INCOMING COMMUNICATIONS

Each flat shall be provided with fibre and copper cables from BT Openreach. The available service is in the area and can be brought into each flat for future tenants to apply for their own communication contracts.

Hyperoptic Hyperfast Broadband is not currently available in the area, so this cannot be brought into the property at this stage. As the design develops we will monitor the availability and Hyperoptic Hyperfast Broadband will be provided if it becomes available.

2.3 INCOMING WATER SUPPLY

An application for a capacity check has been made to Affinity Water for a single incoming water supply to the development. Water shall be stored in a basement water tank for distribution to each flat via a booster set. The water supply will be fitted with a bulk water supply meter and internal fit water meters serving the individual flats, the common parts and the plantrooms.

A response is awaited from Affinity Water.

2.4 INCOMING GAS

An application has been made to Cadent Gas for a single incoming gas supply. The gas supply shall be metered from a single landlord meter located within an external gas meter cupboard that is integral to the property.

A response is awaited from Cadent Gas.