

HDCI Hayes Bridge Limited

Bullsbrook Road Substation

Utility Statement

Reference: LONDPSS2-ARUP-SS-SS-XX-RP-E-70002

P04 | 12 December 2024

Suitability: S2 – Issued for Information

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

303079

Ove Arup & Partners Limited

Central Square

Forth Street

Newcastle upon Tyne

NE1 3PL

United Kingdom

[arup.com](https://www.arup.com)

Document Verification

Project title Bullsbrook Road Substation
 Document title Utility Statement
 Job number 303079
 Document ref LONDPSS2-ARUP-SS-SS-XX-RP-E-70002

Revision	Date	Filename		
P01	26/07/24	Description:	First Issue	
			Prepared by	Checked by
		Name	AL	ST
		Signature	AL	ST
P02	15/08/24	Description:	Comments incorporated.	
			Prepared by	Checked by
		Name	AC	ST
		Signature	AC	ST
P03	05/12/24	Description:	Site Plan Updated.	
			Prepared by	Checked by
		Name	AC	ST
		Signature	AC	ST
P04	12/12/24	Description:	Comments Incorporated.	
			Prepared by	Checked by
		Name	AC	ST
		Signature	AC	ST

Issue Document Verification with Document ☒

Contents

1.	Introduction	1
1.1	Location	1
1.2	Proposed Development	2
2.	Utilities	4
2.1	Electricity	4
2.2	Gas	5
2.3	Communications	5
2.4	Water	6
2.5	Drainage	6

1. Introduction

This Utilities Statement has been prepared on behalf of HDCI Hayes Bridge Limited by Ove Arup & Partners Limited ('Arup'), who are appointed as design consultants on the new 'Bullsbrook Road Substation' development at Heathrow Interchange Park, Hayes, London ('Heathrow Interchange').

1.1 Location

Bullsbrook Road Substation will be constructed where Heathrow Interchange Park 'Unit 1' is currently located (Figure 1). The main access route to Bullsbrook Road Substation will be the existing northern entrance to Heathrow Interchange on Bullsbrook Road, with the building also bordering Bullsbrook Road on its eastern side. The approximate grid reference for the site is TQ115803.



Figure 1 Proposed location of Bullsbrook Road Substation Development (in red)

1.2 Proposed Development

The Bullsbrook Road Substation development will be a 66/11.5kV, 150MW substation, comprising a control building, transformers, vehicular access and associated landscaping. The proposed building will sit within the footprint of the existing Unit 1 building, which will be partially demolished to facilitate the new development.



Figure 2 Proposed layout and extent of Bullsbrook Road Substation development

The purpose of the development is to facilitate and receive new high voltage (HV) electrical supplies from National Grid infrastructure emanating at the National Grid North Hyde facility, to serve new Data Centre buildings that are planned to be constructed on the wider site, as part of the Colt 'Hayes Digital Park' development. Note: the construction of the afore mentioned new data centres and other ancillary/community buildings (Figure 3) are subject to a number of separate existing and future planning submissions. **This document relates to the impact of the construction of the Bullsbrook Road Substation buildings only.**

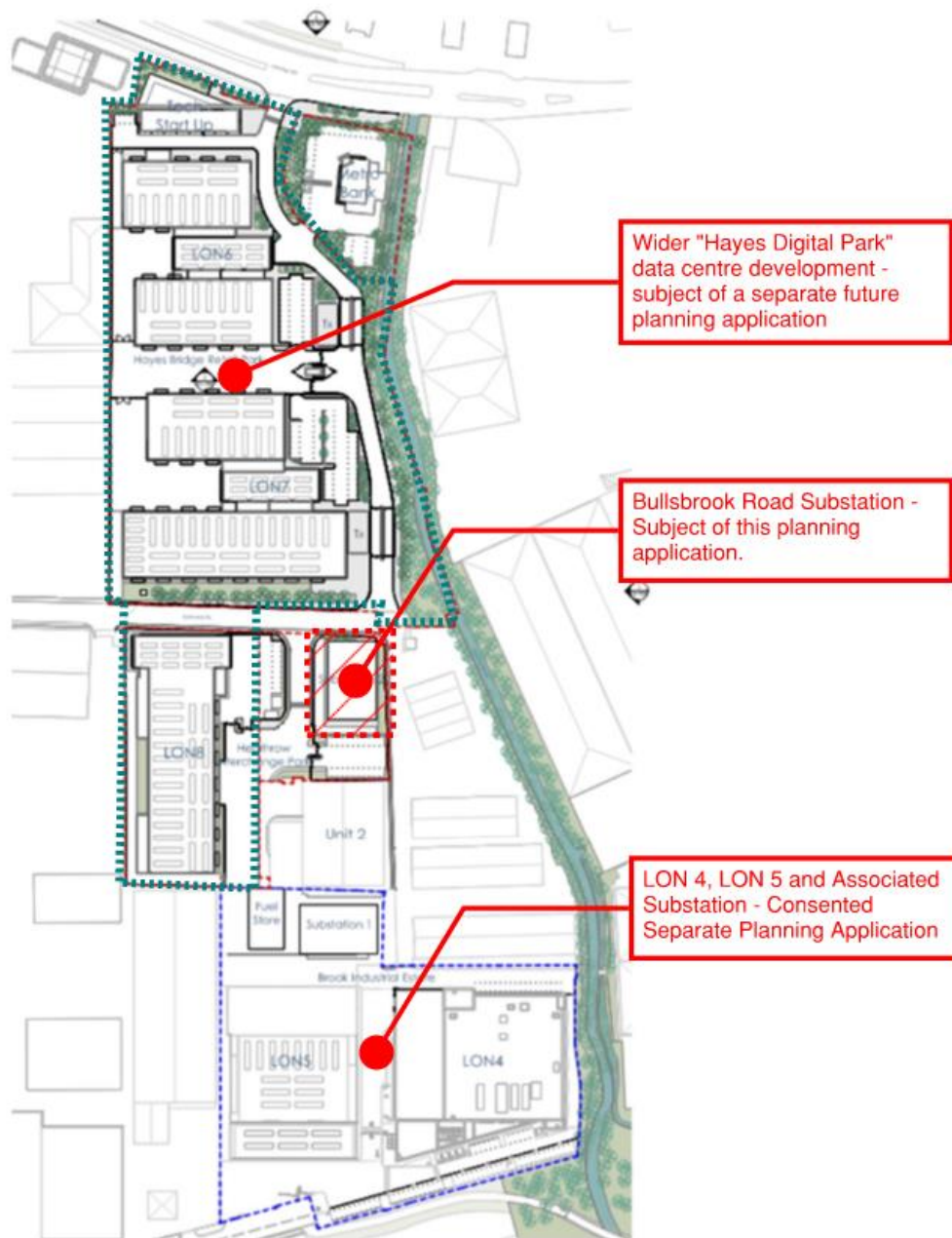


Figure 3 The planned 'Hayes Digital Park' development showing the separate planning submissions.

2. Utilities

A desktop utilities record search and a Ground Penetrating Radar (GPR) survey of the surrounding area has been conducted to identify all known utility assets within the immediate vicinity of the site.

The following sections details any impact on existing utility infrastructure within the site alongside any proposals to terminate existing utilities and provide new utility connections where required.

Where disconnections are required to facilitate demolition works, the relevant utility providers have been contacted for initial appraisal of the works and will be engaged directly to carry out such works.

2.1 Electricity

2.1.1 Existing

Unit 1 currently has an electrical supply that will be disconnected as part of the demolition works required to facilitate the construction of the new Bullsbrook Road Substation development. This disconnection is limited to the Unit 1 power supply and there will be no disruption to, or diversion of, electricity infrastructure in the surrounding area.

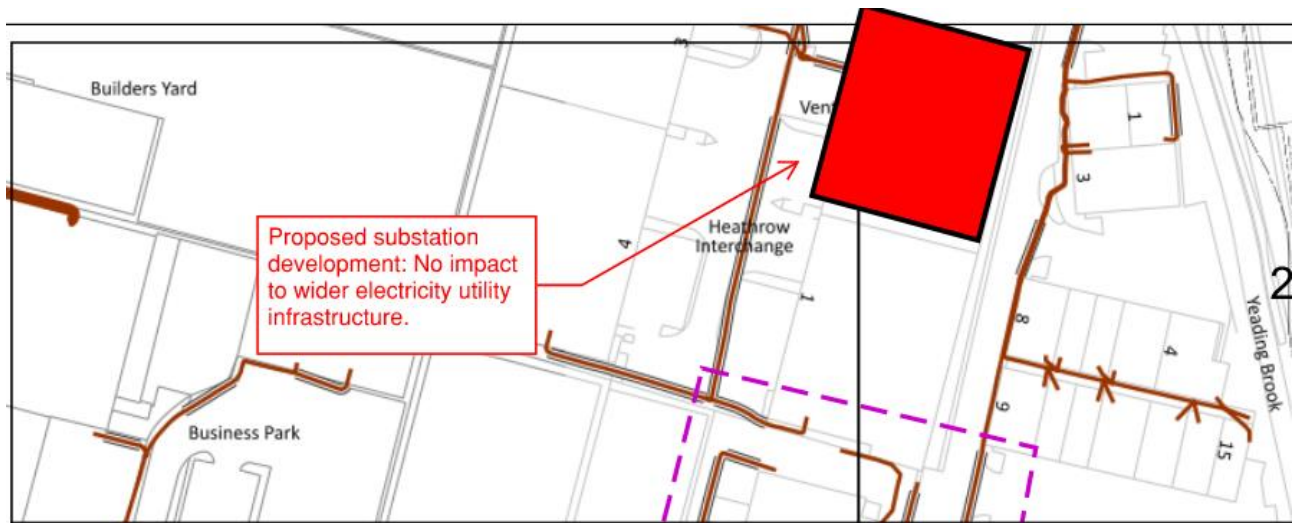


Figure 4 Scottish and Southern Electric Utility Infrastructure surrounding proposed site

2.1.2 New

No additional low voltage supply will be requested for the Bullsbrook Road Substation; all substation small power, lighting and auxiliary services will be powered directly from the new 150MW HV electrical supply. Thus, it is anticipated that the Bullsbrook Road Substation development will have no impact on the local power network.

The new HV supply connected/energised beginning in 2027 (with phased capacity increasing until 2029).

To establish the new HV supply from the North Hyde substation, reinforcement works will be carried out (by others) to the regional National Grid HV network and North Hyde substation itself. These works are not anticipated negatively impact the local existing electricity infrastructure serving the surrounding buildings and amenities. Please see Infrastructure Power Position Statement (LONDPSS2-ARUP-SS-SS-XX-RP-E-60001) for further information.

2.2 Gas

2.2.1 Existing

Unit 1 currently has a natural gas supply that will be disconnected as part of the demolition works required to facilitate the construction of the new Bullsbrook Road Substation development. This disconnection is limited to the Unit 1 gas supply and there will be no disruption to, or diversion of, gas infrastructure in the surrounding area.

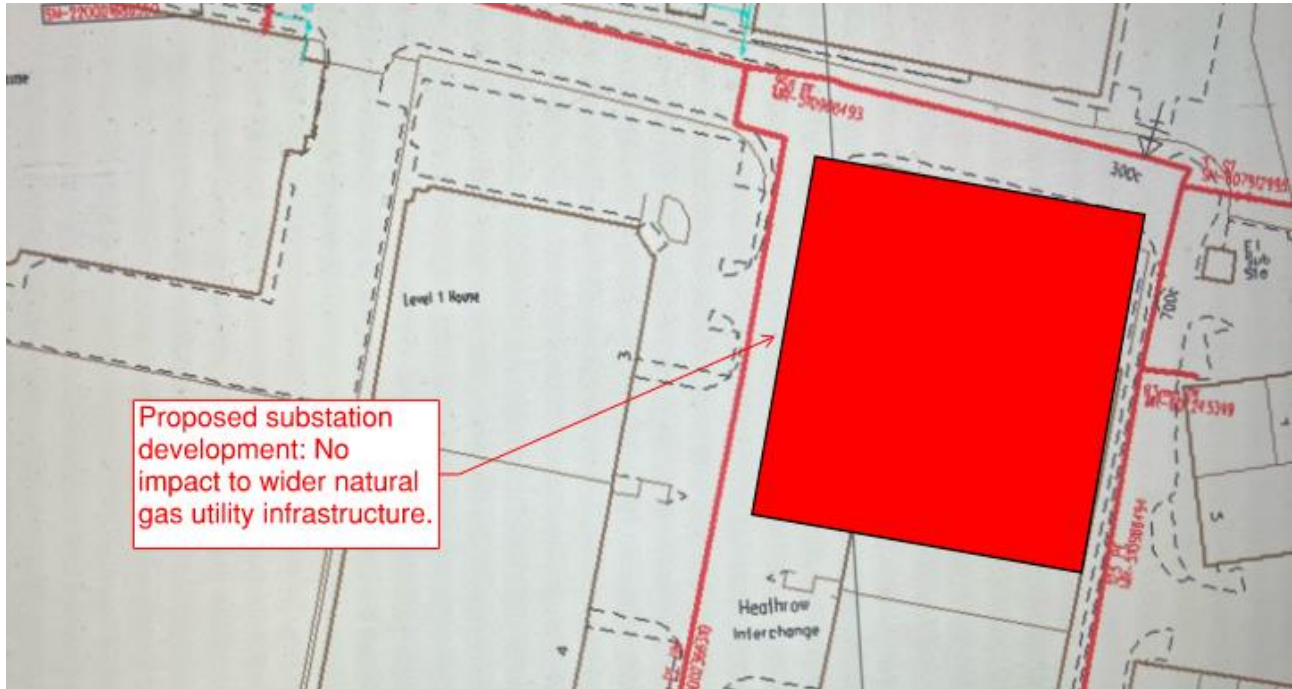


Figure 5 Cadent Natural Gas Utility Infrastructure surrounding proposed site

2.2.2 New

No new gas connection required for the new Bullsbrook Road Substation development, therefore there will be no impact to the surrounding utility infrastructure.

2.3 Communications

2.3.1 Existing

Unit 1 currently has a BT Openreach communications connection that will be disconnected as part of the demolition works required to facilitate the construction of the new Bullsbrook Road Substation development. This disconnection is limited to the Unit 1 mains water supply and there will be no disruption to, or diversion of, communications infrastructure in the surrounding area.

2.3.2 New

A new BT Openreach/communications connection will be provided to serve Bullsbrook Road Substation. The new connection will be extended from the existing local infrastructure and no diversions, upgrades or disruptions are anticipated to be required to facilitate the works.

2.4 Water

2.4.1 Existing

Unit 1 currently has a mains water supply that will be disconnected as part of the demolition works required to facilitate the construction of the new Bullsbrook Road Substation development. This disconnection is limited to the Unit 1 mains water supply and there will be no disruption to, or diversion of, mains water infrastructure in the surrounding area.

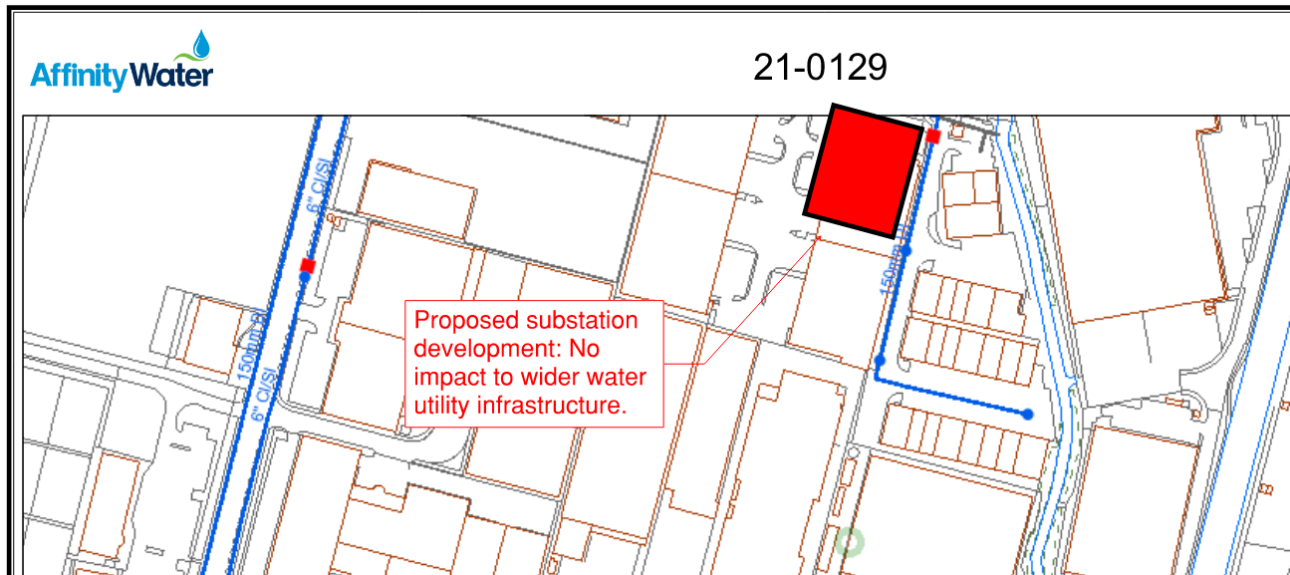


Figure 6 Existing Affinity Water Utility Infrastructure surrounding proposed site

2.4.2 New

No new main water connections are required for the new Bullsbrook Road Substation development, therefore there will be no impact to the surrounding utility infrastructure.

2.5 Drainage

For details of below ground drainage infrastructure associated with the Bullsbrook Road Substation development, refer to document LONDPSS2-ARUP-SS-SS-XX-RP-C-52001 (Drainage Strategy).