



INFRASTRUCTURE and FOUL WATER STATEMENT

The Barn Hotel West End Road Ruislip HA4 6JB

Introduction

Existing utility services asset plans have been obtained through the Landmark Information Group to confirm the presence of statutory provider and independent network operator mains, apparatus and equipment within the vicinity and curtilage of The Barn Hotel West End Road Ruislip.

Review of asset records has informed of any requirement for diversion of assets and constraints presented by assets to development proposals for the former hotel land parcel.

1. Electricity

a) Existing

UK Power Networks records identify cable infrastructure in the near and far footways of West End Road, Fig. 1 refers.

b) Disconnection

The former hotel is served by 3N^o. metered supplies that will require disconnection outside the development boundary within the highway maintainable at public expense.

Initially, 1N^o. supply shall be retained and subject to a service alteration to provide a metered Temporary Builders' Supply in an appropriate kiosk on the development boundary. The Temporary Builders' Supply will be disconnected at a suitable time within the build period.

Disconnections and the initial service alteration will be implemented by UK Power Networks.

i) Meter details

MPAN 10 1457 2110 465	Serial number E06BG05608
MPAN 10 3001 5269 471	Serial number K06G583401
MPAN 10 1241 0564 718	Serial number E12Z038773

c) Protection/lowering/diversion

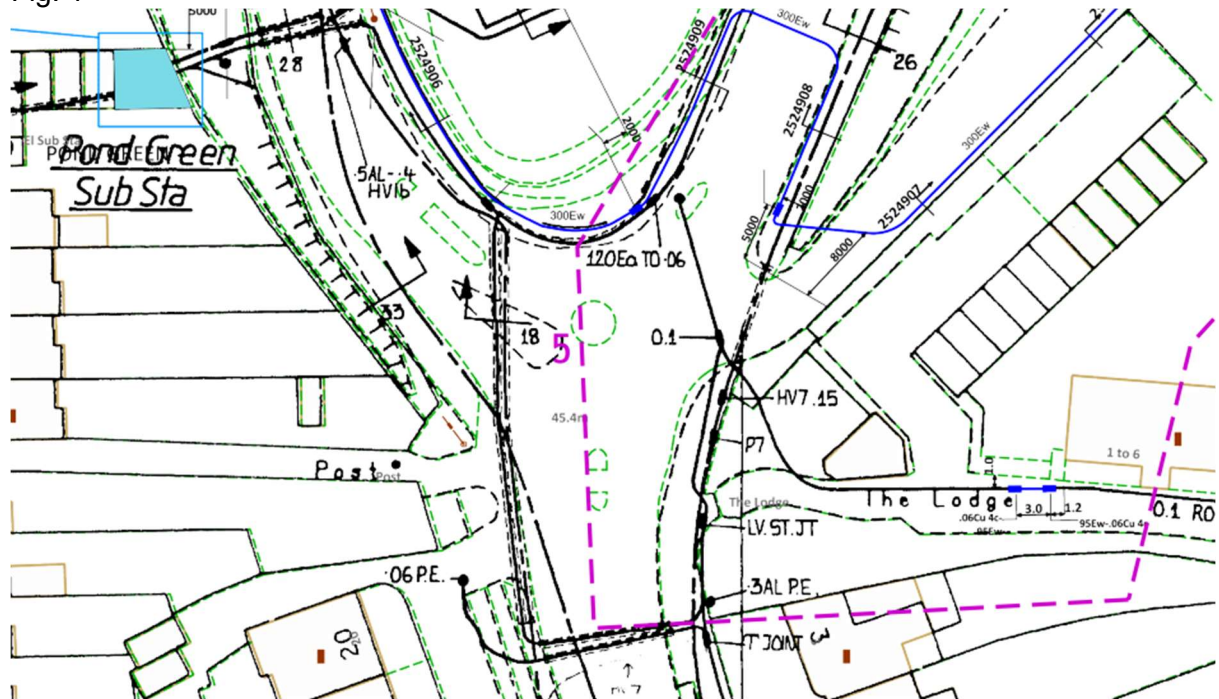
There are no requirements to protect, lower or divert UK Power Network assets.

d) Proposed

It is proposed that the on-site electricity network that shall comprise a new minimum 500kVA distribution sub-station will be owned and operated by the Independent Network Operator Last Mile Electricity with all contestable and non-contestable infrastructure laid and commissioned by UK Power Solutions.

UK Power Solutions have established that a High Voltage Point of Connection is available on the incumbent (UK Power Networks) network directly adjacent to the development site, with no requirement for upstream reinforcement.

Fig. 1



2. Gas

a) Existing

Cadent records identify a low pressure main in the near carriageway and footway of West End Road, Fig. 2 refers.

b) Disconnection

The former hotel is served by 2N^o. metered supplies that will require disconnection outside the development boundary within the highway maintainable at public expense. Disconnections will be implemented by Cadent.

i) Meter details

MPRN 7906904	MO65K0520211D6
MPRN 7906803	MX65K0513211D6

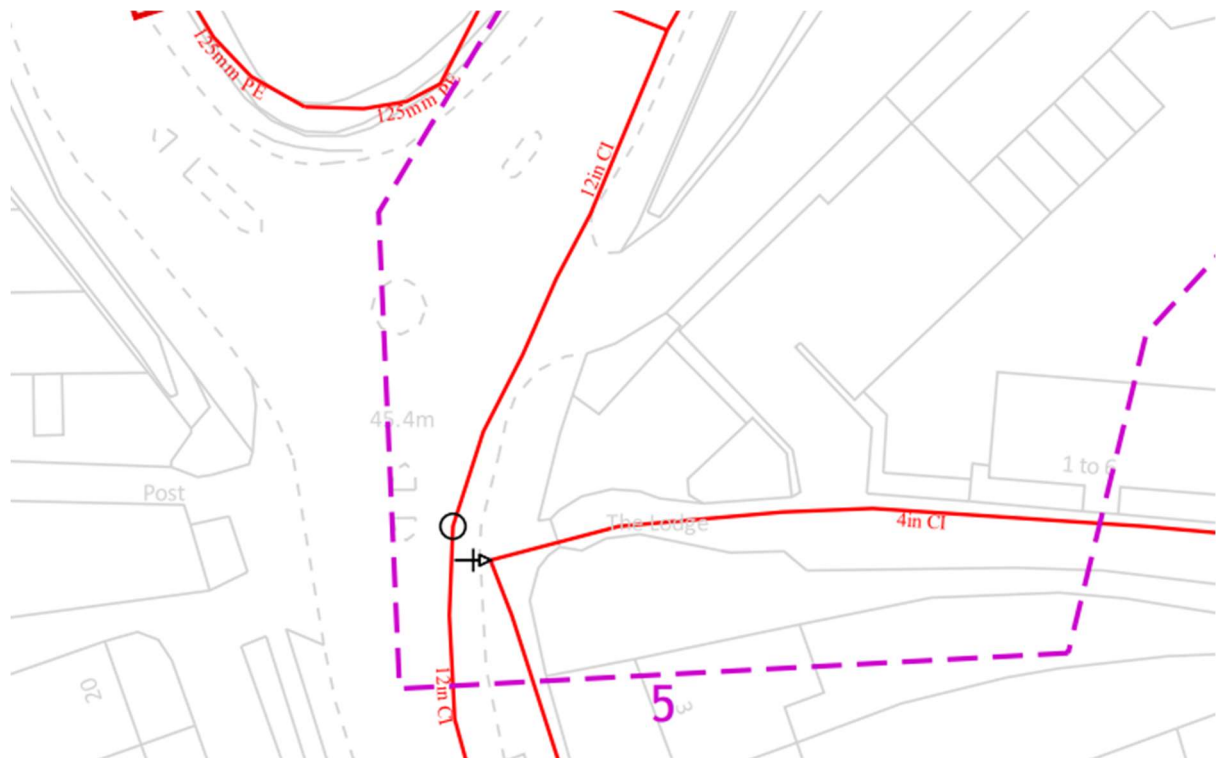
c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Cadent assets.

d) Proposed

The proposed development has no requirement for heating of properties or cooking by gas.

Fig. 2



3. Water

a) Existing

Affinity Water records indicate a network of mains in the near and far footways of West End Road, Fig. 3 refers.

b) Disconnection

The former hotel is served by 1N^o. metered supply that will require disconnection outside the development boundary within the highway maintainable at public expense.

Initially, the supply shall be retained to provide a metered Temporary Builders' Supply in an appropriate kiosk on the development boundary. The Temporary Builders' Supply will be disconnected at a suitable time within the build period.

The disconnection will be implemented by Affinity Water.

i) Meter details

Serial number 23JE018872

c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Affinity Water assets.

d) Proposed

It is proposed that the on-site mains network will be owned and operated by the ICOSA Water Services with all contestable and non-contestable infrastructure laid and commissioned by UK Power Solutions as a Self-Lay Provider.

UK Power Solutions have established that a Point of Connection is available on the incumbent (Affinity Water) network directly adjacent to the development site, with no requirement for upstream reinforcement.

Fig. 3



4. Telecommunications

a) Existing

Openreach records show existing infrastructure in the near and far footways of West End Road, Fig. 4 refers.

b) Disconnection

Disconnection of the service to the former hotel will be required prior to demolition.

c) Protection/lowering/diversion

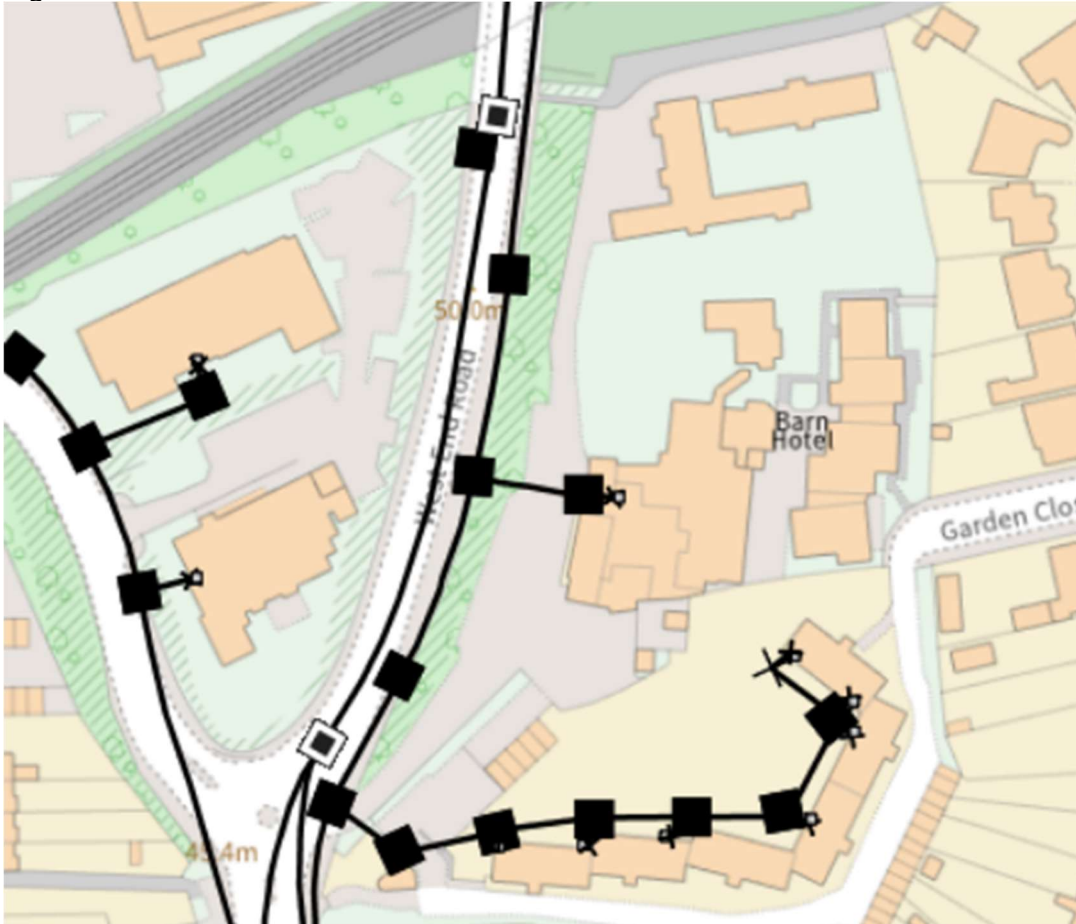
There are no requirements to protect, lower or divert the Openreach assets.

d) Proposed

Openreach will provide a Full Fibre to the Premises service to all new properties on the development. A chamber and ducted network will be installed by the Developer's groundwork contractor to an agreed junction box at the boundary with East End Road and Openreach will pull fibre cables through the on-site ducted network and make connection via the junction box to the Openreach network.

The Openreach network is "open" and homeowners shall be able to procure broadband and non-terrestrial TV packages from their preferred provider.

Fig. 4



5. Foul and Surface Water

a) Existing

Thames Water records show a 375mm diameter surface water sewer truncating north to south within the western half of the land parcel that connects to wider network in West End Road. A further 150mm diameter surface water sewer is located in the footway of Garden Close on the land parcel's eastern boundary. Thames Water 225mm and 150mm diameter foul water sewers are located in the carriageways of West End Road and Garden Close respectively. Fig. 5 refers.

b) Disconnection

All foul and surface water drainage outfalls from the former hotel will be cut and sealed during the demolition phase.

c) Protection/lowering/diversion

The Thames Water surface water sewer within the curtilage of the land parcel has been subject to topographic line and level survey, Fig. 6 refers. Alignment of the asset has been fully considered within the proposed development scheme and accommodate with an appropriate easement. There are no requirements to protect, lower or divert the Thames Water asset.

d) Proposed

The foul and surface water drainage provision for the development is considered within the Drainage Strategy and SuDS Statement prepared by Infrastructure Design Limited submitted with this application.

Fig. 5

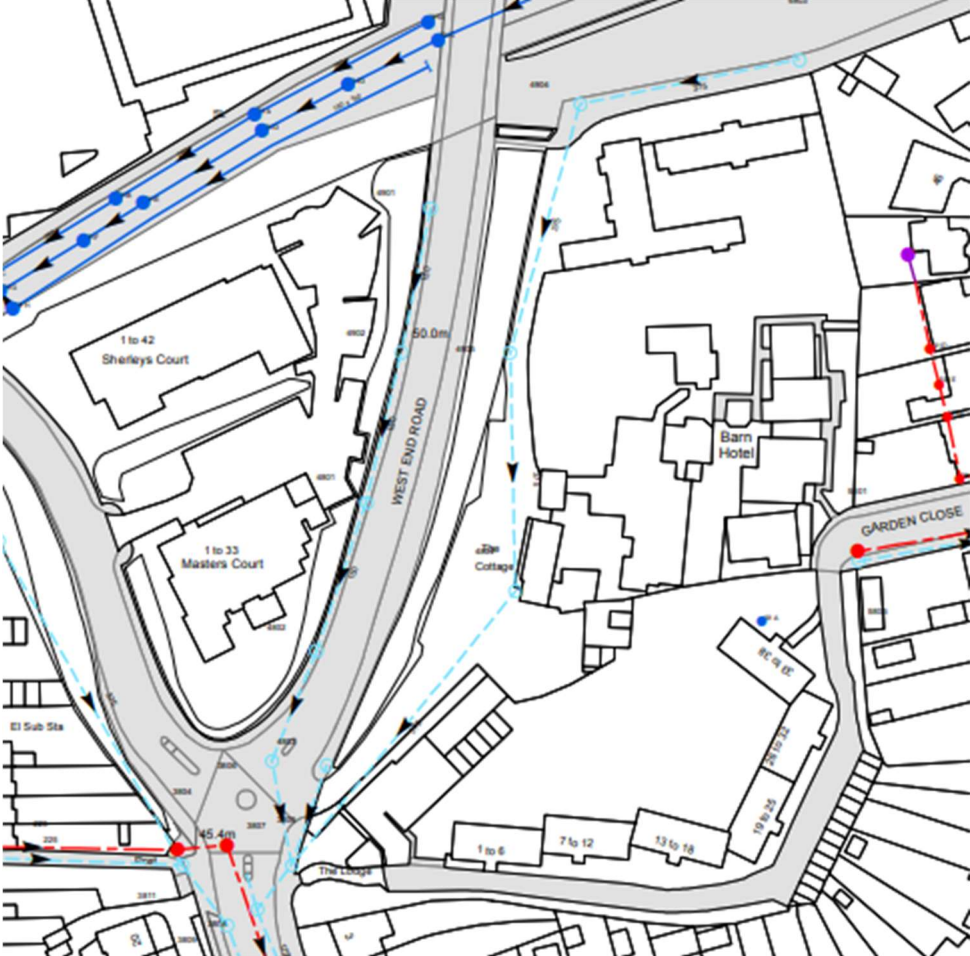
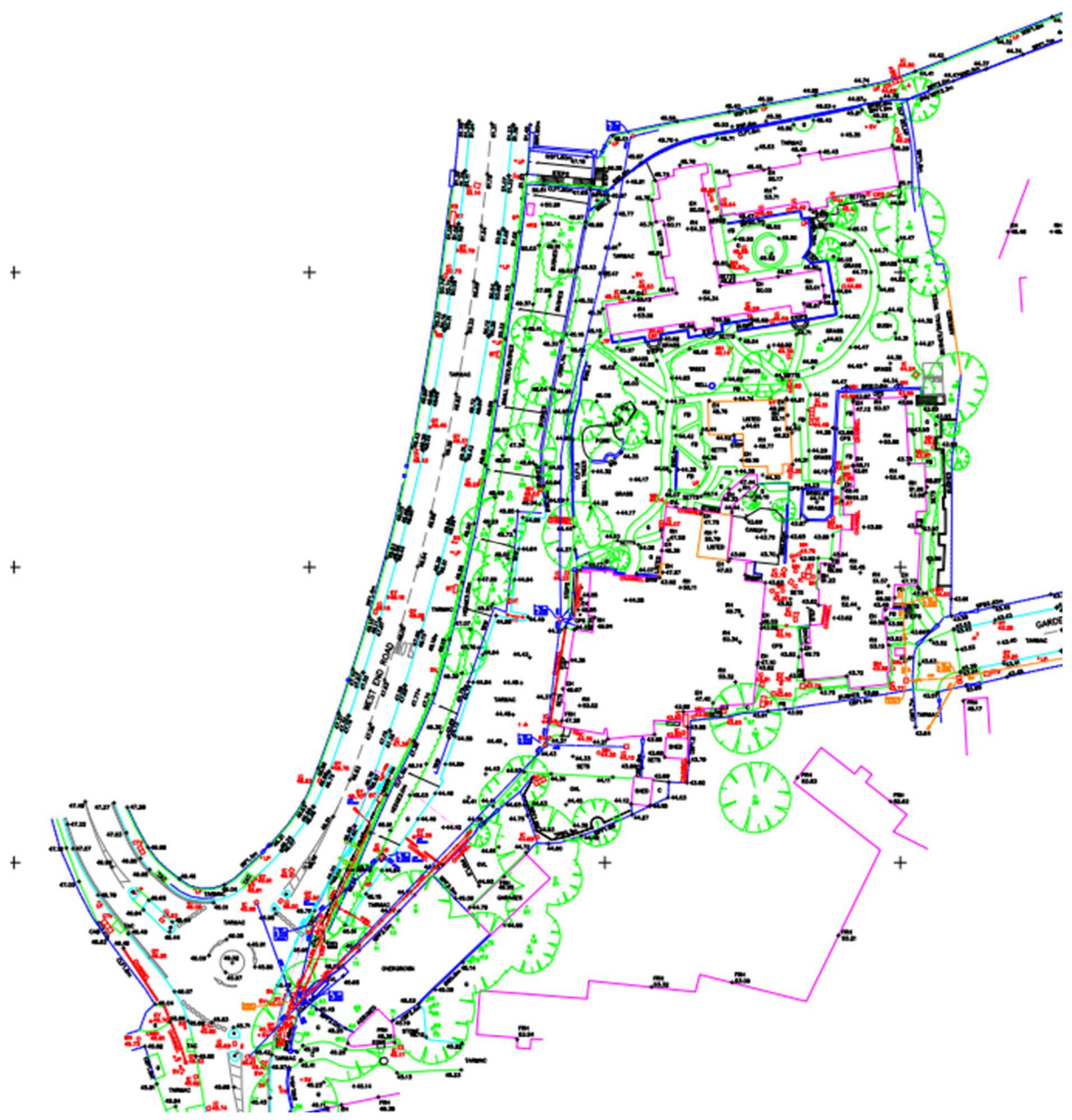


Fig. 6



Conclusion

Electricity, gas, water, telecommunication and foul and surface water sewer networks have been identified within the immediate vicinity of the land parcel by obtaining incumbent asset records.

The former hotel land parcel is fully serviced and disconnections will be required in advance of the demolition process and at an appropriate time in the build programme where existing supplies are to be altered to provide Temporary Builders' Supplies.

The Thames Water surface water sewer that truncates the site has been located and development proposals accommodate the asset.

Points of Connection to the incumbent networks have been identified and confirmation obtained that there is sufficient capacity within the local networks to support the development without the need for off-site reinforcement.

There are no utility restrictions that would prevent the construction of the development.