

**Reference:** RE.CN.TDSS.VEC.U.02  
**Client:** Vector Design  
**Site:** Sceaux Gardens, Southwark, SE5 7DU

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## **1. Background**

### **1.1 The Brief**

Vector Design (VEC) has engaged Technical and Development Services (Southern) Ltd. (TDSS) to determine the availability and sufficiency of existing utilities to serve a proposed residential development of 68 flats on the above site, and to identify any utility apparatus on, or adjacent to the site, that may be affected by the development. Budget Costs for provision of the mains and connections required to service the development were also sought.

### **1.2 The Site**

The site is located within the predominantly residential area of the Sceaux Gardens Estate in Camberwell in the London Borough of Southwark. It is sited to the north of Peckham Road (A202) immediately north-east of the Town Hall. The site comprises 3 separate parcels of land set around the communal green space of Sceaux Gardens.

The 3 land parcels comprise;

- Florian - a 0.24ha area currently occupied by Nos. 1 to 18 Florian, a terrace of 2 to 3-storey maisonettes, bounded to the north by single-storey bungalows and to the south by the communal gardens, and to the east by the 6-storey Marie Curie residential block.
- Racine - a 0.18ha area currently occupied by Nos. 1 to 15 Racine, a terrace of 2 to 3-storey maisonettes, forming the southern boundary of Sceaux Gardens, and bounded to the south by further high-rise residential accommodation. Marie Curie House is situated at its north-east corner.
- Residential Garages Site – a triangular shaped parcel of approximately 0.11ha currently occupied by 19 No. residential garages in two terraces around a central concrete courtyard. This is located immediately to the east of Marie Curie House.

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### 1.3 Proposed Re-Development

The proposed re-development comprises the demolition of the terraced maisonettes of Florian, and Racine, and of the domestic garages and their replacement with;

19 No. 1-bed Flats  
41 No. 2-bed Flats  
8 No. 3-bed Flats

#### **Total 68 Units**

Information on the distribution of the 68 units over the 3 sites has not been provided.

### 1.4 Planning History

A search of Planning Authority Southwark Council's Planning Portal has indicated that there are no currently extant Planning Applications or Consents for these sites.

### 1.5 Information Provided

The information provided to TDSS, for the purpose of the initial enquiries to the utility network providers, comprised the following;

- Combined Accommodation Schedule Project No. 710 by Weston Williamson & Partners dated 02.05.17.
- Site Location Plan Drg. No. 0001 by Weston Williamson & Partners dated 03/2017.
- Florian Ground Floor Plan Drg. No. 2000 by Weston Williamson & Partners dated 03/2017.
- Racine Ground Floor Plan Drg. No. 2005 by Weston Williamson & Partners dated 03/2017.
- Garage Ground Floor Plan Drg. No. 2009 by Weston Williamson & Partners dated 03/2017.

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#### 1.6 Caution

In preparing this report TDSS has taken all reasonable steps to present the client with an accurate evaluation of the data available. However TDSS cannot accept responsibility for the accuracy of information provided by third parties (the utility network providers and/or their agents) and accepts no liability for any direct or consequential loss that may be incurred if information provided by those parties proves to be incorrect or inaccurate.

*A copy of the Site Location Plan, Garage Floor Plan, Florian Ground Floor Plan, Racine Ground Floor Plan and Accommodation Schedule are reproduced at Appendix 1.*

#### **Statutory Undertaker Initial Enquiries**

Initial enquiries of the statutory undertakers, as to the location and sufficiency of the utility supplies to serve the proposed development, were made by TDSS in May 2017. Budget costs for providing the site mains and house connections were also requested.

Plans of the location of utility apparatus that might constrain the development, or be affected by it, were also sought.

The responses and their implications in the redevelopment of this site, to provide up to 68 homes; are set out as follows;

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## **2. Drainage Infrastructure**

### **2.1 Sewerage Provider**

The Sewerage Undertaker for the area is Thames Water Utilities Ltd. (TWUL).

### **2.2 Existing Apparatus**

TWUL's sewer main records indicate;

- a 533mm bore Public Combined Sewer routed along Dalwood Street to the north of Florian.
- a 1225 x 660mm Public Combined Sewer routed along Peckham Road to the south of Racine.
- a 920 x 640mm Public Combined Sewer routed along Southampton Way, to the east of the Garages site.

### **2.3 Available Capacity and Point of Connection**

#### **(i) Foul Drainage**

In response to the Pre-Development Enquiry, Thames Water has confirmed that there is sufficient capacity in the public sewer to accept the additional foul drainage discharge from the re-development.

#### **(ii) Surface Water Drainage**

Thames Water advises that discharging surface water to the Combined Sewer should only be considered after all other disposal methods have been investigated, and proven to not be viable.

*The Thames Water Sewer Map, Manhole Refs, Sewer Map Key and Pre-Development Enquiry Letter are reproduced at Appendix 2.*

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### **3. Water Infrastructure**

#### **3.1 Water Supply Company**

The potable water supplier for the area is Thames Water Utilities Ltd. (TWUL).

#### **3.2 Existing Apparatus**

TWUL's main records indicate;

- a 12" Trunk Main routed along the roadway/footway running along, and parallel with, the northern boundary of Florian.
- a 4" cast iron distribution main routed along the footway running to the north of, and parallel with, the northern boundary of a 6" HP distribution main routed along the Racine footway fronting the garages site.

#### **3.3 Available Capacity and Point of Connection**

Thames Water has advised that, to assess the impact of the additional water demand of the redevelopment on its network, and to determine if any reinforcement is required, it will need to carry out a flow and pressure investigation for which it requires an advance fee of £770 + vat (£924.00).

#### **3.4 Budget Costs**

There are two options available for installation of mains and water supply connections:

- Statutory work undertaken by Thames Water Utilities Ltd
- Self-Lay option where a self lay organisation (SLO) undertakes the work on behalf of Thames Water Utilities Ltd (TWUL) and we adopt the asset

Table 1. Budget cost for works undertaken:

| Activity required   | Statutory Budget Cost | Self Lay Budget Cost   |
|---|-----------------------|--|
| 3x63mm unmetered diameter supplies from 12" main by the existing Florine Dwellings, 4" main by Racine dwellings and the 6" main by Marie Curie dwellings and the delivery of 68x20mm diameter advanced meter reading meters which need to be installed within the public riser cupboards. | Total: £7,472.74      | Total: £5,652.84 for 68x20mm diameter advanced meter reading meters which need to be installed within the public riser cupboards. Bulk supply to be installed by the Self Lay Company. |

## Initial Site Utilities Appraisal

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Total - shows a total cost of the scheme

Discounted Aggregate Deficit (DAD) – shows Lump Sum Contribution payable by the developer towards the scheme cost

Asset Payment – shows the forecast sum to be paid to self lay organisation for asset installed and adopted by Thames Water Utilities Ltd

### **Infrastructure charges:**

68 x £365.45 for Water Infrastructure Charges = £24,850.60

68 x £365.45 for Sewerage Infrastructure Charges = £24,850.60

Please note infrastructure charge credits may be applicable based on the water consumption at the site within the last 5 years.

*Thames Water Asset Map, Water Map Key and Budget Estimate Response Letter are reproduced at Appendix 3.*



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#### 4. Gas Infrastructure

##### 4.1 Gas Network Operator

The gas distribution network operator for the area is Scotia Gas Networks (SGN).

##### 4.2 Existing Apparatus

SGN's Network Records indicate;

- a 180mm PE Low Pressure (LP) distribution main routed through Sceaux Gardens running to the south of, and parallel with, the southern boundary of the Florian maisonettes, and 'dog-legging' to the south and east around Marie Curie House.
- a 120mm PE LP main routed through Sceaux Gardens running adjacent to, and parallel with, the northern boundary of Racine.

##### 4.3 Available Capacity and Point of Connection

SGN has confirmed that there is sufficient capacity in its LP network in Sceaux Gardens to accommodate the additional demand of the re-development, based upon its current network model. However, upon receipt of a firm order, it will need to carry out a 'Security of Supply' check to confirm that position. Should reinforcement be required, it will be funded by SGN.

##### 4.4 Budget Indication

SGN Connections has provided a 'Budget Indication' for providing the required gas infrastructure to serve the development based upon connection to its existing network in Sceaux Gardens as follows;

**Budget Indication - £32,920.00 (Inc. vat) (Meters excluded)**

##### 4.5 Diversions

Based upon the current Proposed Layout drawings, SGN has confirmed that it is not anticipated that the diversion of SGN apparatus will be required. **However, the presence of the above mains within Sceaux Gardens should be noted and their precise location established on-site before any demolition or site clearance takes place.**

*SGN's Network Records, Budget Indication Letter, Diversion Letter & Plan are reproduced at Appendix 4.*

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## 5. Electricity Infrastructure

### 5.1 Electricity Network Operator

The Distribution Network Operator (DNO) for the area is UK Power Networks (UKPN).

### 5.2 Existing Apparatus

UKPN's Network Records indicate;

- a sub-station located at the north-east corner of the garages site.
- an 11kV High Voltage (HV) loop from the sub-station to Southampton Way.
- a Low Voltage (LV) distribution network to Florian House, Marie Curie House, Racine House and Colbert House routed along the north side of Florian and Racine and the west side of the Garages Site.

### 5.3 Available Capacity and Point of Connection

UKPN has provided a 'Budget Estimate' for the electricity infrastructure required to supply the development based upon a Point of Connection (PoC) to its Low Voltage network within Sceaux Gardens and has not, at this stage, identified any capacity issues.

### 5.4 Budget Estimate

UKPN's Budget Estimate for the required electricity infrastructure to 68 domestic connections and 3 Landlord connections is;

**Budget Estimate - £30,000.00 (exc. vat)**

### 5.5 Diversions

UKPN has estimated that a sum of up to £50,000.00 (exc. vat) may be chargeable for the disconnection of redundant services and on-site cable diversions.

**Budget Estimate - £50,000.00 (exc. vat)**

*UKPN's Network Plan and Budget Estimate Letter are reproduced at Appendix 5.*

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## **6. Dual Fuel Infrastructure**

### **6.1 GTC Ltd.**

A competitive dual fuel quotation was invited from Independent Distribution Network Operator and Gas Transporter, GTC Ltd.

However, GTC responded by email dated 16<sup>th</sup> June 2017 that they could not provide a Dual Fuel Quotation due to the extent of existing mains in the area, which would make GTC uncompetitive.

*GTC's email is reproduced at Appendix 6.*

## **7. Telecommunications Infrastructure**

### **7.1 Network Operator**

The local telecommunications Network Operator is Openreach BT.

### **7.2 Existing Apparatus**

Openreach BT's Network Records indicate;

- a network of Telecoms ducts and chambers around the perimeter of the community garden area enclosed by Florian, Racine and Marie Curie Houses.

### **7.3 Proposed Connections**

BT's policy is that any requirement for reinforcement works up to a value of £3400 per connected property will be funded by BT. Given the location of the existing networks in Sceaux Gardens, it is not anticipated that there will be any difficulty supplying connections to the site, or that there will be any costs to the developer.

BT will also make payment to the developer of £151 for each house connected and £50 for each flat, in return for the developer undertaking the trenching and laying of the required ducts and chambers (supplied by BT) within the development.

BT will only prepare a site layout and proposal for a fully consented and detailed site layout, following submission by the developer of a firm application for connections. BT has confirmed that fibre connections are available.

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#### 7.4 Diversions

Openreach BT has been consulted on whether the proposed re-development will affect its apparatus, and has responded that in order to determine that, it will need to carry out a detailed survey at a cost of **£4,657.80 (inc. vat)** which is payable by the developer in advance. However, its network plans indicate that this apparatus may be outside of the development footprints and may therefore be unaffected.

It is recommended, therefore, that a detailed site survey including underground utility survey ('Catscan'), be undertaken, to establish the precise location of this apparatus, on plan and depth, in relation to the development works, to determine if it is likely to be affected.

*Openreach BT's Network Plans and Detailed Specification Cost Letter and Plan are reproduced at Appendix 7*

### 8. **Communications Media/Cable Networks**

A search of all known Communications Media/Cable Network Operators has revealed 'NEGATIVE' i.e. 'not affected' responses from all, except GTC, Interoute and LUL HV Power Assets - London Underground.

However, GTC's apparatus is located in Sedgmoor Place to the north of Dalwood Street, and is therefore unaffected by the development. Interoute and LUL HV Power Assets are located entirely in Peckham Road and are therefore also unaffected.

*The Communications Media & Pipelines Search – Status Report, GTC – (Gas Only), Interoute Plans and LUL HV Power Assets - London Underground are reproduced at Appendix 8*

### 9. **'Linesearch before U dig'**

A 'Linesearch' of the national database of utility asset owners, registered with 'Linesearch before U dig', has not revealed any apparatus operated by them, within or adjacent to the development, that is likely to be affected by it. All responses are 'NEGATIVE', apart from ESP, Fulcrum & SGN.

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However, ESP and Fulcrum apparatus is located outside of the development sites and is therefore unaffected. The presence of the SGN Low Pressure gas mains within Sceaux Gardens has been identified in para. 4.2 and Appendix 4.

*The Linesearch response, ESP response Letter, Fulcrum response letter and SGN email are reproduced at Appendix 9.*

## 10. Summary of Utility Budget Costs

### Water –Thames Water

Statutory Budget Cost - **£7,472.74**

Self-Lay Budget Cost - **£5,652.84**

Flow and Pressure Test Required Cost - **£924.00 (inc. vat)**

### Gas – SGN Connections

**Budget Indication - £32,920.00 (Inc. vat)**

### Electricity – UKPN Connections

UKPN has provided an estimate for the electricity connections as follows;

**Budget Estimate - £30,000.00 (exc. vat)**

### Electricity – UKPN Diversions

**Budget Estimate – £50,000.00 (exc. vat)**

### Telecommunications – Openreach BT

**Contribution to** Developer for on-site trenching and duct-laying; Service on Demand (SOD) Payments;

68 flats @ £50.00 = **£3,400.00**

**Total Contribution = £3,400.00**

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## **11. Site Photographs**

A selection of record photographs, taken on site in May 2017, to illustrate the current site conditions and constraints, are included at Appendix 10.

## **12. Conclusion/Key Issues**

The enquiries of the utility network providers, and their responses, have, to date, not revealed any significant utilities impediment to, the development of this site to provide 68 flats, as proposed;

The key conclusions are;

### **(i) Availability/Capacity:**

- Foul Drainage - Thames Water has confirmed that sufficient capacity is available in its existing network.
- Water - Thames Water requires to carry out a 'flow and pressure test', at a cost of **£924.00 (inc. vat)** to determine the effect of the development on its local network, but has provided estimated costs for the required 3 No. 63mm unmetered bulk supplies and delivery of 68 No. 20mm internal fit meters.
- Gas - SGN has confirmed that there is sufficient capacity in its 180mm Low Pressure network within Sceaux Gardens to accommodate the additional demand of the re-development, subject to a 'Security of Supply' Check when a firm order is placed.
- Electricity – UK Power Networks has provided a Budget Estimate for the required connections based upon connection to its existing Low Voltage network in Sceaux Gardens, and has not, at this stage, identified any capacity issues.
- Telecoms - Openreach BT has a network available within Sceaux Gardens.

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(ii) On-Site Diversions;

- Electricity - UK Power Networks has estimated that the required disconnections and on-site diversions may cost up to **£50,000.00**.
- Telecoms - Openreach BT considers that its on-site apparatus may be affected by the re-development and requires an advance fee of **£4,657.80 (inc. vat)** to carry out a detailed survey and estimate for any diversions required. However, an initial examination of BT's Asset Plans indicates that BT's apparatus may be located outside of the development footprints and may be unaffected. **It is recommended therefore, that a detailed topographical survey and underground utility survey ('Catscan') be conducted, to accurately locate all existing on-site utility apparatus, in plan and depth, to determine which, if any, are likely to be affected by the re-development.**

(iii) Off-Site Diversions;

No requirement for off-site utility diversions has been identified.

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**APPENDICES**

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- 8. Communications Media/Cable Networks**  
Communications Media & Pipelines Search – Status Report, GTC – (Gas Only), Interoute Plans and LUL HV Power Assets - London Underground
- 9. 'Linesearch before U Dig'**  
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- 10. Site Photographs & Photo Location Plan**