

RIDGE

UTILITIES TRACKER
NEW HENRY STREET, BRISTOL
DOMINUS



VERSION CONTROL

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	29/03/2023	DRAFT	CM	
2.0	06/12/2023	Updated to suit new ground floor layouts	CM	

1. LINESEARCH TRACKER STATUS

Company	Preferred Contact method	Have they been contacted?	Response status	Drawing provided?	Affected by works?	Further Details on response
Bristol Water	development.services@bristolwater.co.uk	YES	YES	YES	YES	Bristol water have sent an email and an asset plan detailing the sizes and positions of their mains, some of which are within or very close to the site. It is also stated that the mains are protected by easement. Trial excavations recommended to assess precise positions and depths. Highly recommended to contact Customer Service Helpline: 0345 702 3797 ten days prior to starting works. (Full email response saved in the Utilities folder). Disconnection and diversion application has been submitted.
BT	https://www.swns.bt.com/pls/mbe/welcome.home	YES	YES	NO	POSSIBLE	REQUESTING PAYMENT
CityFibre	diversion.inquiries@cityfibre.com	YES	YES	YES	YES	The emap provided shows some fibre services serving the building currently at the proposed site that will need to be stripped out and diverted. (emap saved in the Utilities folder)
Colt	plantenquiries@catelecomuk.com	YES	YES	NO	NO	Response is as follows; We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.
Equans	nrswa.uk@equans.com	YES	YES	NO	NO	Response is as follows; Regarding your request for details of existing services in the specified area(s): NEW HENRY STREET - BRISTOL BS3 4UD We can confirm that, based on the details provided to us, we have no buried plant or equipment in the identified area(s).
GTC	https://pe.gtc-uk.co.uk/PlantEngMembership	YES	YES	YES	NO	GTC has confirmed that there are no assets within the area
Lumen Technologies	plantenquiries@instalcom.co.uk	YES	Awaiting	NO	POSSIBLE	
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	YES	YES	YES	NO	MBNL do not have any plant that would be affected by the proposed work.
Sky UK Limited	nrswa@sky.uk	YES	YES	NO	NO	Response is as follows: Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.
Sota	SOTA.plantenquiries@instalcom.co.uk	YES	Awaiting	NO	POSSIBLE	
Utility assets Ltd	assetrecords@utilityassets.co.uk	YES	Awaiting	NO	POSSIBLE	
Verizon Business	osp-team@uk.verizonbusiness.com	YES	YES	NO	NO	Response is as follows: We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.
Virgin Media	http://www.digdat.co.uk	YES	Awaiting	NO	POSSIBLE	
Vodafone	osm.enquiries@atkinglobal.com	YES	YES	NO	POSSIBLE	REQUESTING PAYMENT
Wessex Water	Asset.enquiries@wessexwater.co.uk	YES	YES	YES	YES	Drain in middle of site, structurals/civils looking into this and architects mentioned cutting building short if required Disconnection and diversion enquiry has been sent.
Wales & West Utilities	Asset.enquiries@wessexwater.co.uk	YES	YES	YES	POSSIBLE	They have been in contact enquiring about going to site and doing trial holes to locate pipe
National Grid Electricity Distribution	NGED.MapResponse@NationalGrid.co.uk	YES	YES	YES	YES	A drawing of the current plan has been provided. National Grid has also advised as follows; Please ensure that you request a current plan before commencing any on site works. The mapping can change at any time. For your safety you should always work with the latest information available. Always refer to the key on the plan.

2. UTILITY TRACKER

2.1. GAS UTILITIES TRACKER

ISOLATION					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
GIS1	Isolation of Low Pressure (LP) 21mbar – 75mbar gas pipe which enters the existing site via Sussex Street.	TBC	TBC	<ul style="list-style-type: none"> ▪ Accuracy of drawing ▪ Disruption to highways / local receptors 	<ul style="list-style-type: none"> ▪ Site investigation / trial holes required ▪ Co-ordinate with highways, local authorities, and statutory authorities
Total					
DIVERSIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
N/A	N/A	N/A	N/A	N/A	N/A
Total					
NEW SUPPLIES					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
N/A	Not intended to bring main gas supply to site	N/A	N/A	N/A	N/A

2.2. WATER UTILITIES TRACKER

ISOLATION					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
WIS 1	Isolation of 3" Water mains which enters existing site via Sussex Street.	TBC	TBC	<ul style="list-style-type: none"> ▪ Accuracy of utility drawings ▪ Disruption to highways / local receptors 	<ul style="list-style-type: none"> ▪ Site investigation / trial holes required ▪ Co-ordinate with highways, local authorities, and statutory authorities
Total					
DIVERSIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
N/A	None envisaged	N/A	N/A	N/A	N/A
Total					
NEW SUPPLIES					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
WN1	See Appendix 1 – Water New Supply	TBC	TBC	<ul style="list-style-type: none"> ▪ Allowance for infrastructure ▪ Disruption to highway ▪ Fire hydrants 	<ul style="list-style-type: none"> ▪ Ensure allowance is cost plan ▪ Co-ordinate with highways, local authorities and statutory authorities Obtain point of connection quotation to establish extent of work ▪ Liaise with local water authority and fire office
Total					

2.3. ELECTRICITY UTILITIES TRACKER

DISCONNECTIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
EIS 1	Isolation and removal of existing LV supplies	TBC	TBC	<ul style="list-style-type: none"> Disruption to highways Accuracy of record drawings 	<ul style="list-style-type: none"> Site investigation / trial holes required Co-ordination with highways and utilities to minimise disruption
EIS 2	Isolation and removal of existing LV supplies	TBC	TBC	<ul style="list-style-type: none"> Disruption to highways Accuracy of record drawings 	<ul style="list-style-type: none"> Site investigation / trial holes required Co-ordination with highways and utilities to minimise disruption
EIS 3	Isolation and removal of service line supplies	TBC	TBC	<ul style="list-style-type: none"> Disruption to highways Accuracy of record drawings 	<ul style="list-style-type: none"> Site investigation / trial holes required Co-ordination with highways and utilities to minimise disruption
EIS 4	Isolation and removal of service line supplies	TBC	TBC	<ul style="list-style-type: none"> Disruption to highways Accuracy of record drawings 	<ul style="list-style-type: none"> Site investigation / trial holes required Co-ordination with highways and utilities to minimise disruption
Total					
DIVERSIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
ED1	HV cable location TBC and wayleave to be received	TBC	TBC	<ul style="list-style-type: none"> Disruption to highways Accuracy of record drawings 	<ul style="list-style-type: none"> Site investigation / trial holes required Co-ordination with highways and utilities to minimise disruption
Total					
NEW SUPPLIES					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
EN1	See Appendix 1 – Electric New Supply	TBC	TBC	<ul style="list-style-type: none"> HV design to be submitted to DNO 	<ul style="list-style-type: none"> Co-ordinate with highway, local authority and other statutory authorities The HV cables will be suitably sized to allow for a connection to the site.
Total					

2.4. TELECOMS UTILITIES TRACKER

DISCONNECTIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
TCIS1	Isolation and removal of telecoms ducts which enter the site via Kingsland Road Bridge.	TBC	TBC	<ul style="list-style-type: none"> ▪ Accuracy of record drawings ▪ Unknown third party telecoms (ISPs) 	<ul style="list-style-type: none"> ▪ Site investigation / trial holes required
Total					
DIVERSIONS					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
N/A	None envisaged	N/A	N/A	<ul style="list-style-type: none"> ▪ N/A 	<ul style="list-style-type: none"> ▪ N/A
Total					
NEW SUPPLIES					
REF	DESCRIPTION	BUDGET ESTIMATE	FIRM QUOTATION	RISK	MITIGATION / ACTION
TN1	See Appendix 1 – Telecoms New Supplies	N/A	N/A	<ul style="list-style-type: none"> ▪ Disruption to highway 	<ul style="list-style-type: none"> ▪ Co-ordinate with highways, local authorities and statutory authorities Obtain point of connection quotation to establish extent of work
Total					

3. CONCLUSION

In conclusion, this Utility Report identifies the proposed Utilities works required for the proposed new connections required for the New Henry Street development.

A desk based study has been carried out in which we have contacted all the relevant asset owners to determine what disconnections and diversions are required. There are disconnections required for Gas, Water, Electric and Telecoms as well as new supplies for Water, Electric and Telecoms. There is also a possible diversion of the electric supplies, however, the HV cable location is to be confirmed and wayleave to be received.

From the utility drawings received it is evident there are existing utility services (Electricity, Water and Telecoms) that should be able to support the future development subject to the securing of a specific point of connection for the proposed development.

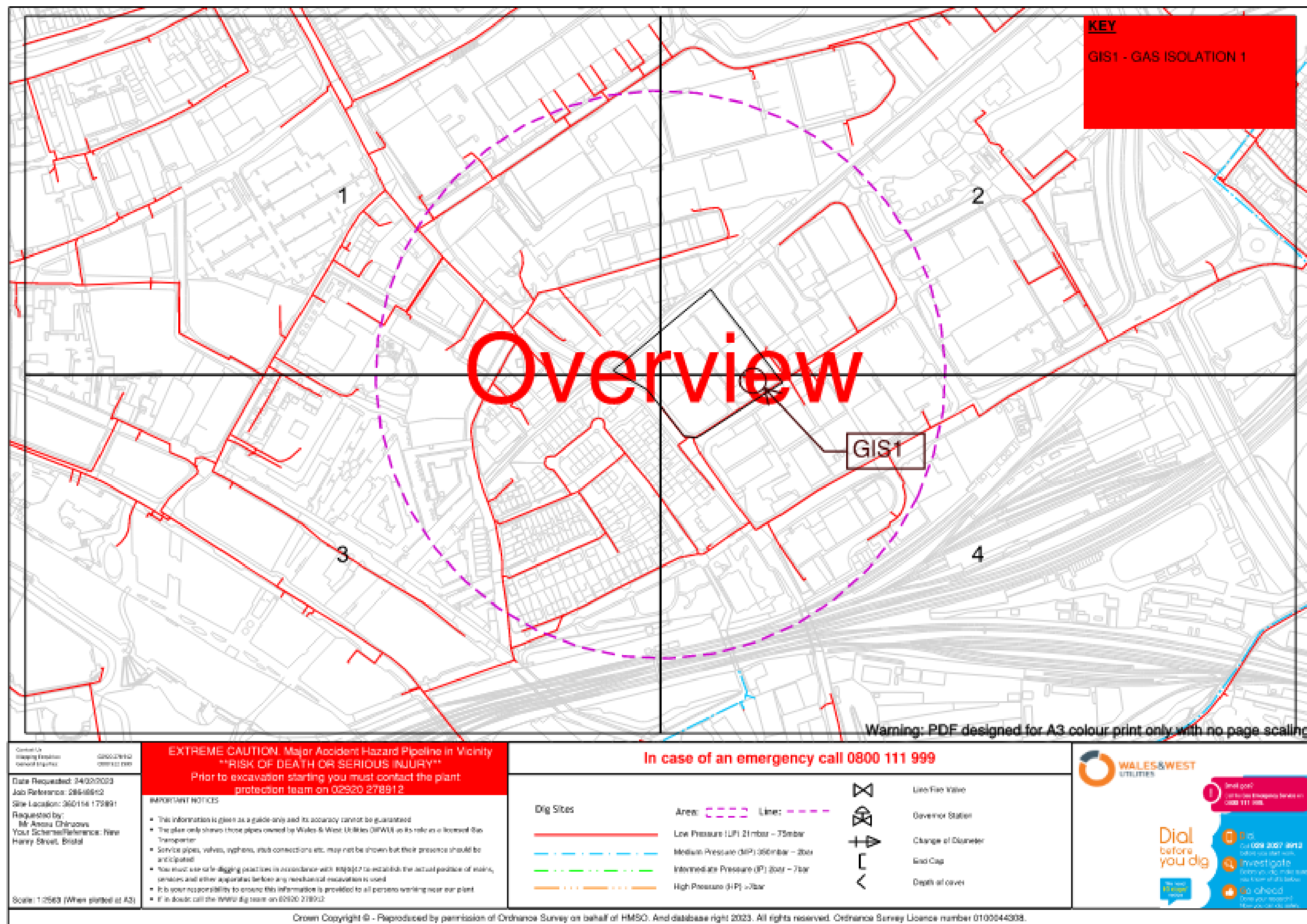
Any existing redundant / out of commission services shall be cut back and made safe, and existing services identified and recorded for future reference.

The new connections that shall be applied for shall include any potential upgrades to any future upgrades, to futureproof the development.

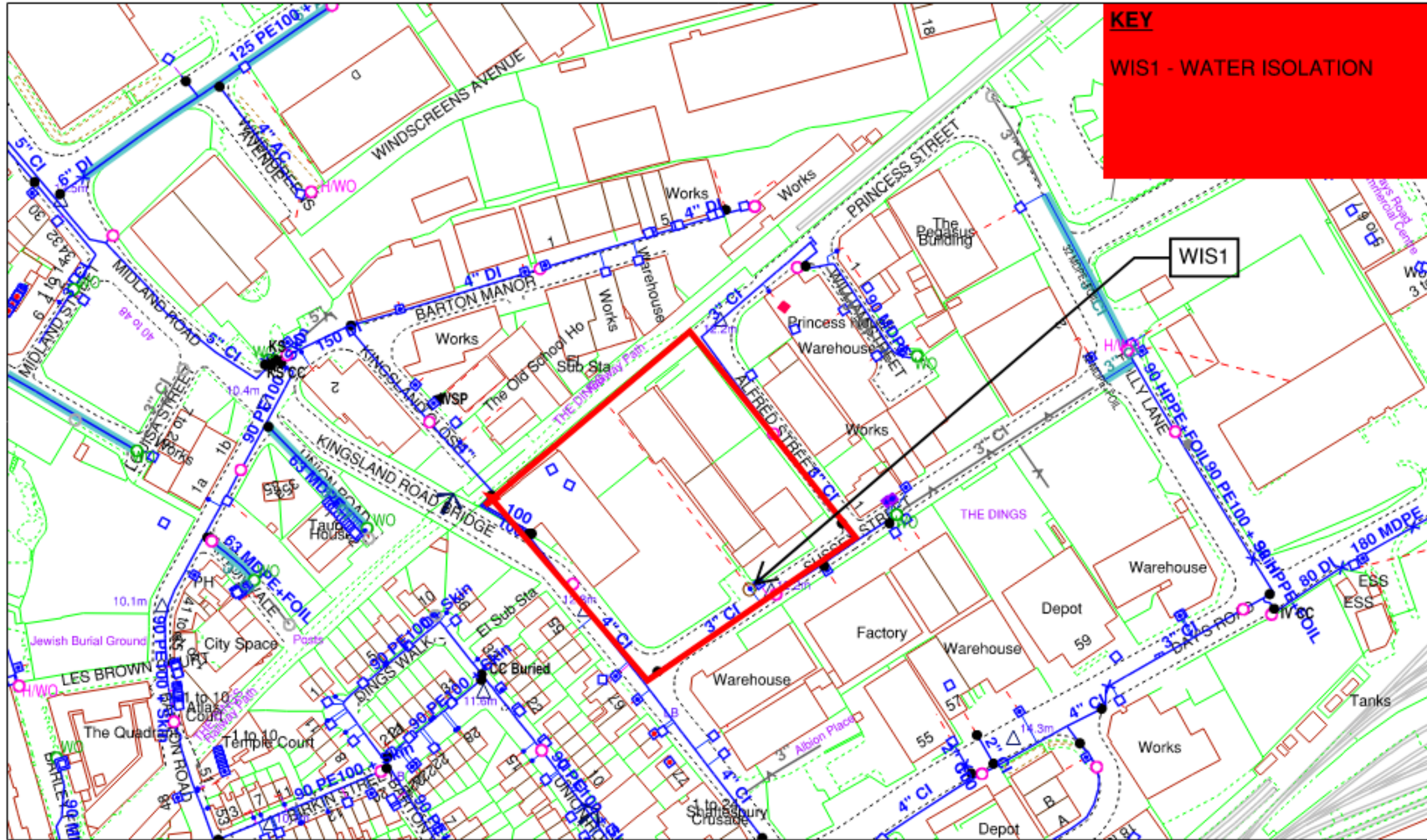
Drawings of disconnections and new supplies required are shown in Appendix 1.

4. APPENDIX 1

4.1. Gas Isolation



4.2. Water Isolation



KEY
WIS1 - WATER ISOLATION

Scale: 1:1800 | A4 | Date: 02/02/2023

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of the Company's pipes or apparatus. Not all service pipes are shown. Based on the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (c) Crown Copyright reserved Licence number: 100018106. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Bristol Water plc, Bridgwater Road, Bristol, BS13 7AT Tel (0117) 965881 Fax (0117) 9634578

EXISTING	PROPOSED	SERVICE OBJECTS
MAINS	ABANDONED MAINS	COMMUNICATION PIPE
RAW WATER	SUPLINED	SUPPLY PIPE
ABANDONED	OTHER	STOPTAP Company / Private
SUPLINED	CABLE WITH MAIN	COMMON COMM. PIPE
VALVES	PRIVATE MAIN	COMMON SUPPLY PIPE
HYDRANT: FIRE W/O		METER Operational/Not in Use

Asset Plan

COORDINATES AT THE CENTRE
360164 172926

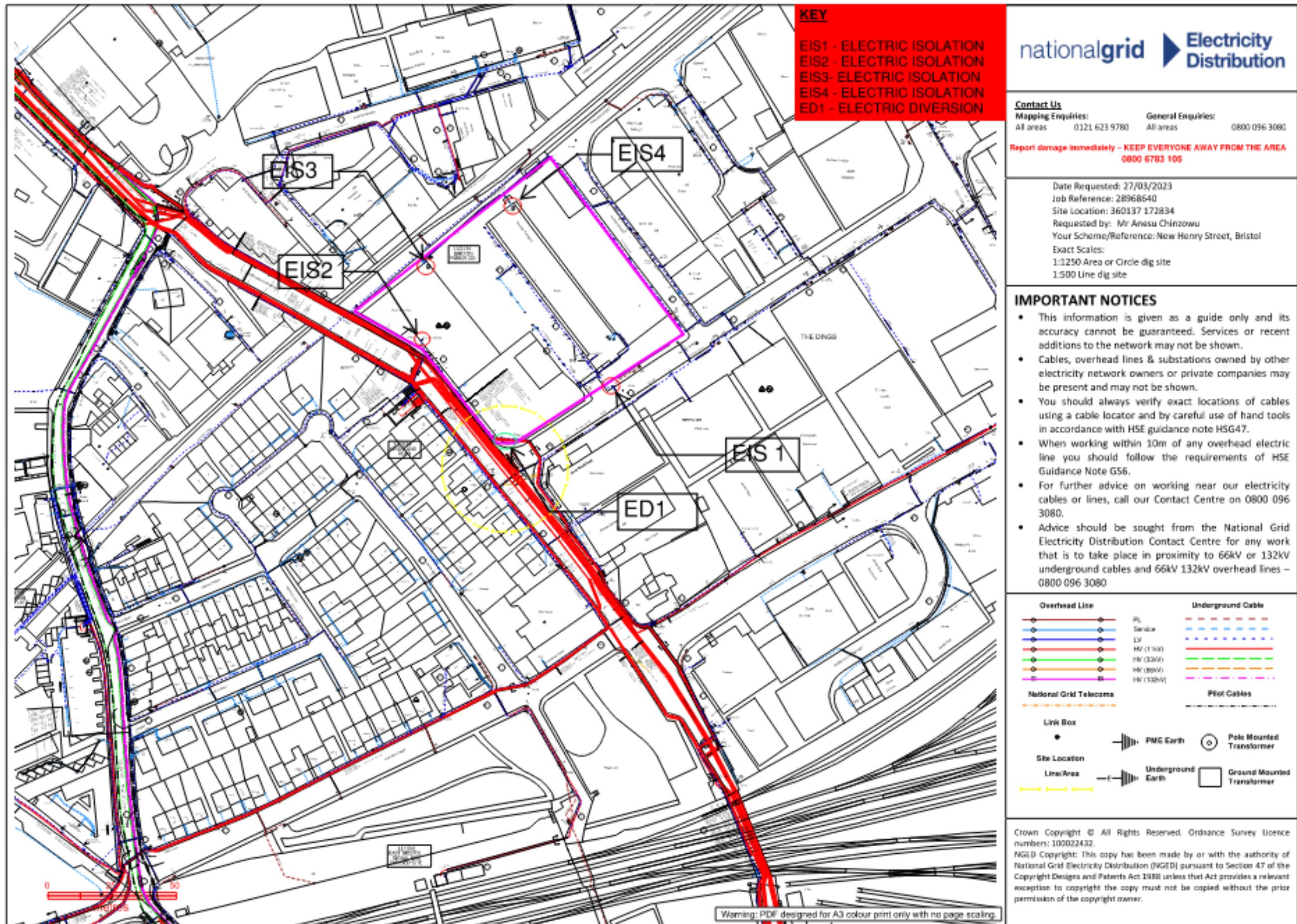
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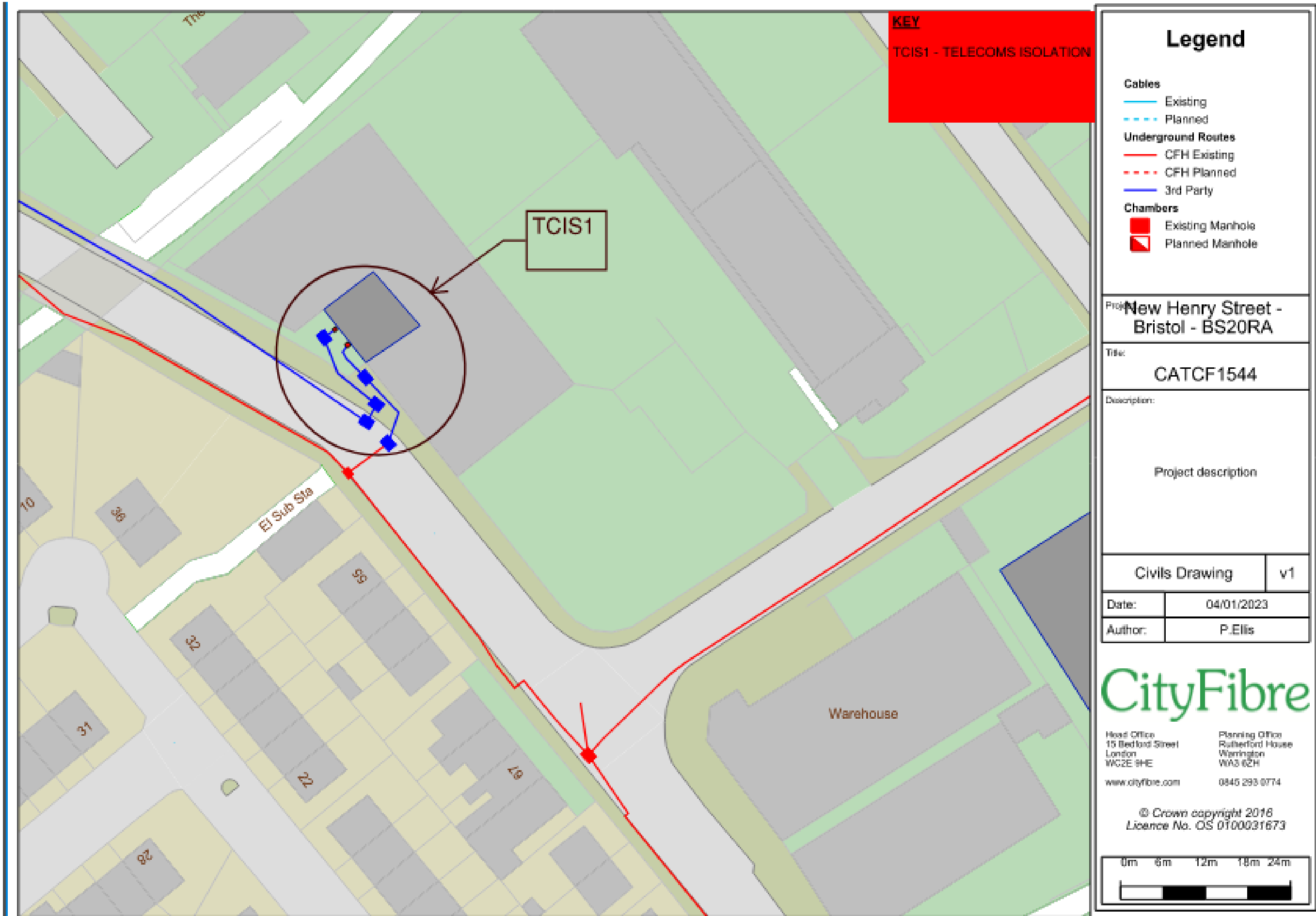
4.2.1. Water New Supply



4.3. Electric Isolation & Diversion



4.4. Telecoms Isolation



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