MENDICK WARING LIMITED

Utility Assessment Report

For

Woolwich Road Limited

At

Park View Road Football Stadium &
1-3 Park View Road, Welling
DA16 1SY

Mendick Waring Ltd.
Building Services Consulting Engineers
Lymehouse Studios
30/31 Lyme Street
London
NW1 0EE

Document Ref: 2927-UTY-0S-TMW-P2
November 2023

Introduction

Registered under London Borough of Bexley, Welling United FC shall be undergoing a regeneration of the stadium. The project proposals currently consist of the redevelopment of the stadium to provide a new stadium and associated facilities for Welling United FC, along with 104 residential units and commercial space. The positioning of the site shall remain in its existing location, surrounded by gardens of neighbouring residential houses, and a public park at the rear of the site and a cricket pitch to the east.

The area is bordered by Park View Road, and Roseacre Road respectively. Access to the development is via Park View Road.

New incoming services (water, electricity & Telecoms) shall be provided to the site and to be confirmed. Once the development is under construction, new incoming services will be provided as required.

Existing Incoming Site Services

Drainage Services (Thames Water)

As indicated on the Thames waters asset maps (*Appendix A*) and reflected on Mendick Waring's drawing no. 40-51-0S, currently the site is provided with separate foul and surface water drainage set out through existing manholes located within the site boundary.

There are currently 8No. surface drainage manholes which shall need to be inspected, and subject to diversion works if required.

Water Supply (Thames Water)

As indicated on the Thames waters asset maps (*Appendix B*) and reflected on Mendick Waring's drawing no. 40-53-0S, the surrounding area of site is operated by Thames Water. A 12" Trunk main & 4" Distribution main runs on the opposite side of the Park View Road and a 4" Distribution main runs along the footpath of Roseacre Road. There are two fire hydrants adjacent to the site located on Park View Road and Roseacre Road.

However, from the utility maps there appears to be no existing water infrastructure that crosses the site boundary. A survey is to be carried out to ascertain the existing water supplies with the site as these will require disconnection.

For the new scheme, a number of incoming mains water supplies shall serve the site for both domestic and fire suppression use. A communal break tank and booster pump set plant room shall be provided serving each core and providing pressurised water services to all apartments, with water meters provided on individual connections to apartments (meters located within the riser).

All new apartments will have flow restrictions to all sanitary fittings, to limit water consumption in line with current Building Regulations.

Where a fire tenders access is not possible the fire hydrant shall be retained/relocated to suit the developments aesthetics.

Gas Supply (SGN)

As indicated on the SGN asset maps (*Appendix C*) and reflected on Mendick Waring's drawing no. 40-54-0S, An 8" low pressure (LP) cast Iron Gas main runs along footpath the Park View Road and a 6" LP cast iron gas main runs along the footpath of Roseacre Road.

Within the site there is an existing a low-pressure (63 PE) gas mains that runs from the Park View Road through the site and terminates adjacent to the existing stand.

The gas main will need to be surveyed for its exact location and disconnected.

The proposed scheme and proposed energy strategy does not require a new gas supply for domestic heating and hot water services. Gas supplies to ground floor commercial units may be required subject to further design and employer requirements.

Electricity Supply (UKPN)

As indicated on the UKPN asset maps (*Appendix D*) and reflected on Mendick Waring's drawing no. 40-60-0S there are several low voltage cables and high voltage cables running along the Park View Road and adjacent Roseacre Road.

As indicated on UKPN's asset maps, there is an existing sub-station located within the site itself with 4 No. Low voltage cables & 2 No High voltage cables running from the sub-station and through the site boundary.

The electrical mains cables shall need to be inspected and a disconnection or diversions of services shall be required and confirmed.

Further discussion with UPKN will need to be carried out in regards to the relocation/disconnection works associated with the existing sub-station.

In addition to this, there are 3 No. Low Voltage cables that run from the Park View Road and terminate within the site boundary as indicated on UKPN's asset maps. These electrical mains shall need to be inspected and a disconnection of service to be confirmed.

Furthermore, 4No.electrical services for street furniture run close to the vicinity of the site boundary and shall be required to be inspected and possibly a re-location of service to be confirmed.

The new scheme will require a new onsite substation proposed to be located on the west of the site accessible from Roseacre Road.

BT Openreach

As indicated on the BT Openreach asset maps (*Appendix E*) and reflected on Mendick Waring's drawing no. 40-65-0S, there BT infrastructure that runs along the Park View Road and adjacent Roseacre Road. With 3 No BT Boxes and 1 No. BT chamber that runs along the front of the site.

There is currently a BT cable that runs from the Park View Road and terminates within the site boundary. This BT cable shall need to be inspected and a disconnection of service to be confirmed.

Virgin Media

There is sufficient capacity within the local VM network to supply the proposed development.

As indicated on the Virgin Media asset maps (*Appendix F*) and reflected on Mendick Waring's drawing no. 40-64-0S, the surrounding area of site is operated by Virgin Media with 2 No.VM chamber/poles that located at the front of the site.

However, there appears to be no existing Virgin Media infrastructure that crosses the site boundary.

CONCLUSION

In summary, Utility Services are available to serve the development including Electricity, Gas, Water and Fibre.
Detailed applications for these services will be developed and available within the next project stage to ascertain further detail on capacities, opportunities, and the extent of works needed.
It is not envisaged that the existing residents will be unduly compromised by the development.

Appendix A – Thames Water Sewer Asset map search

Asset Location Search Sewer Map - ALS/ALS Standard/2023_4885831

The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 547214,175593

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
371A	n/a	n/a
381F	n/a	n/a
381G	n/a	n/a
3813	n/a	n/a
3801	45.29	44.33
4809	45.39	43.7
4803	45.31	44.44
481I	n/a	n/a
481J	n/a	n/a
471C	n/a	n/a
471B	n/a	n/a
4810	n/a	n/a
4703	n/a	n/a
281B	n/a	n/a
2801	44.5	43.41
2701	43.96	42.88
2806	44.59	42.44
2710	43.99	42.44
2805	44.83	42.2
271B	n/a	n/a
271A	n/a	n/a
3803	44.84	43.94
3804	44.81	43.79
371J	n/a	n/a
371I	n/a	n/a
371H	n/a	n/a
3811	n/a	n/a
3703	44.1	n/a
3704	44.67	43.63
3802	45.01	43.89
3810	45	41.92
371D	n/a	n/a
381D	n/a	n/a
3812	n/a	n/a
381C	n/a	n/a
371F	n/a	n/a
371E	n/a	n/a
371L	n/a	n/a
371K	n/a	n/a
371G	n/a	n/a
1602	42.48	41.73
171F	n/a	n/a
171D	n/a	n/a
171A	n/a	n/a
171B	n/a	n/a
171G	n/a	n/a
171H	n/a	n/a
171I	n/a	n/a
1701	43.11	41.15
1801	43.29	41.97
181H	n/a	n/a
181F	n/a	n/a
181G	n/a	n/a
181C	n/a	n/a
1603	42.77	41.37
1607	42.73	41.33
2707	43.31	41.3
2708	43.75	41.7
2705	43.73	42.21
2709	43.8	41.92
2702	43.79	42.48
2703	44.04	42.87
2706	44.12	42.88
2704	44.02	43.1
181J	n/a	n/a
2803	44.19	43.36
181I	n/a	n/a
281A	n/a	n/a
2802	44.51	43.59
281G	n/a	n/a
461C	n/a	n/a
461B	n/a	n/a
461A	n/a	n/a
471A	n/a	n/a
4702	44.73	43.76
3701	44.37	42.95
471F	n/a	n/a
471E	n/a	n/a
3702	44.85	43.95
471D	n/a	n/a
371C	n/a	n/a
371B	n/a	n/a
9606	42.75	41.25
9620	42.79	n/a
0702	43.01	39.56
0703	43	41.86
0708	43.08	40.45
971A	n/a	n/a
971B	n/a	n/a
061M	n/a	n/a
061R	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
061S	n/a	n/a
0601	42.32	41.05
0602	42.37	39.25
0610	42.36	40.44
0709	42.44	40.41
0704	42.44	41.26
0710	42.48	40.74
0711	n/a	n/a
0712	n/a	n/a
171E	n/a	n/a
071H	n/a	n/a
0707	43.78	41.17
071I	n/a	n/a
071J	n/a	n/a
261A	n/a	n/a
261B	n/a	n/a
2609	n/a	n/a
2604	42.92	41.77
261C	n/a	n/a
2608	43.13	39.81
3601	43.17	39.7
3606	43.14	42.13
3608	43.65	40.62
3607	43.58	42.44
3609	n/a	n/a
361B	n/a	n/a
361A	n/a	n/a
3613	n/a	n/a
3604	43.55	42.19
3611	43.78	40.44
3605	43.84	42.55
3612	n/a	n/a
461J	n/a	n/a
461E	n/a	n/a
4607	n/a	n/a
461F	n/a	n/a
461G	n/a	n/a
4609	44.18	40.47
4603	44.28	42.83
071B	n/a	n/a
071H	n/a	n/a
071A	n/a	n/a
071I	n/a	n/a
0701	44.4	40.2
0706	44.32	41.74
071K	n/a	n/a
071F	n/a	n/a
071M	n/a	n/a
071N	n/a	n/a
0803	44.72	42.1
071L	n/a	n/a
071G	n/a	n/a
081B	n/a	n/a
081A	n/a	n/a
n/a	n/a	n/a
071O	n/a	n/a
081H	n/a	n/a
081G	n/a	n/a
171C	n/a	n/a
181B	n/a	n/a
351A	n/a	n/a
351B	n/a	n/a
3614	43.19	42.17
4601	43.78	40.14
4608	43.78	39.52
4604	43.79	42.55
3603	43.48	39.87
3610	43.48	39.67
3602	43.29	39.81
331A	n/a	n/a
441A	n/a	n/a
441B	n/a	n/a
351G	n/a	n/a
451B	n/a	n/a
351E	n/a	n/a
451A	n/a	n/a
351D	n/a	n/a
351F	n/a	n/a
351C	n/a	n/a
061O	n/a	n/a
061N	n/a	n/a
0606	42.27	38.55
0604	n/a	n/a
0605	42.19	38.6
0611	42.2	40.74
061J	n/a	n/a
061F	n/a	n/a
061G	n/a	n/a
0603	42.27	38.77
061H	n/a	n/a
061I	n/a	n/a
061L	n/a	n/a
061K	n/a	n/a

Manhole Reference	Manhole Cover Level	Manhole Invert Level
161A	n/a	n/a
161B	n/a	n/a
1601	42.26	41.3
1606	42.27	40.33
1604	42.49	39.29
2606	42.69	40
2607	42.7	39.98
2601	43.12	40.88
2602	43.01	39.49
2603	42.85	41.75
9509	n/a	n/a
9619	42.27	40.52
9507	n/a	n/a
9605	42.29	41.01
9502	43.76	41.84
961F	n/a	n/a
9508	n/a	n/a
961E	n/a	n/a
9506	n/a	n/a
951B	n/a	n/a
9612	41.93	n/a
9613	n/a	n/a
9505	43.41	38.35
061B	n/a	n/a
061A	n/a	n/a
061D	n/a	n/a
0612	42.81	41.18
061E	n/a	n/a
061Q	n/a	n/a
0607	42.59	38.43
061P	n/a	n/a

Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.

Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.

Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.

- Storm Sewer
- Sludge Sewer
- Foul Trunk Sewer
- Surface Trunk Sewer
- Combined Trunk Sewer
- Foul Rising Main
- Surface Water Rising Main
- Combined Rising Main
- Vacuum
- Thames Water Proposed
- Vent Pipe
- Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer
- Culverted Watercourse
- Proposed
- Decommissioned Sewer
- Content of this drainage network is currently unknown
- Ownership of this drainage network is currently unknown

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve
- Meter
- Dam Chase
- Vent
- Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary
- Drop Pipe
- Control Valve
- Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet
- Outfall
- Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator
- Public / Private Pumping Station
- Invert Level
- Summit

Areas

Lines denoting areas of underground surveys, etc.

- Agreement
- Chamber
- Operational Site

Ducts or Crossings

- Casement — Ducts may contain high voltage cables. Please check with Thames Water.
- Conduit Bridge
- Subway
- Tunnel

Notes:

1) All levels associated with the plans are to Ordnance Datum Newlyn.
2) All measurements on the plan are metric.
3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
5) 'na' or '0' on a manhole indicates that data is unavailable.
6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Appendix B – Thames Water Clean Water Asset map search

Asset Location Search Water Map - ALS/ALS Standard/2023_4885831

The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 547214, 175593.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

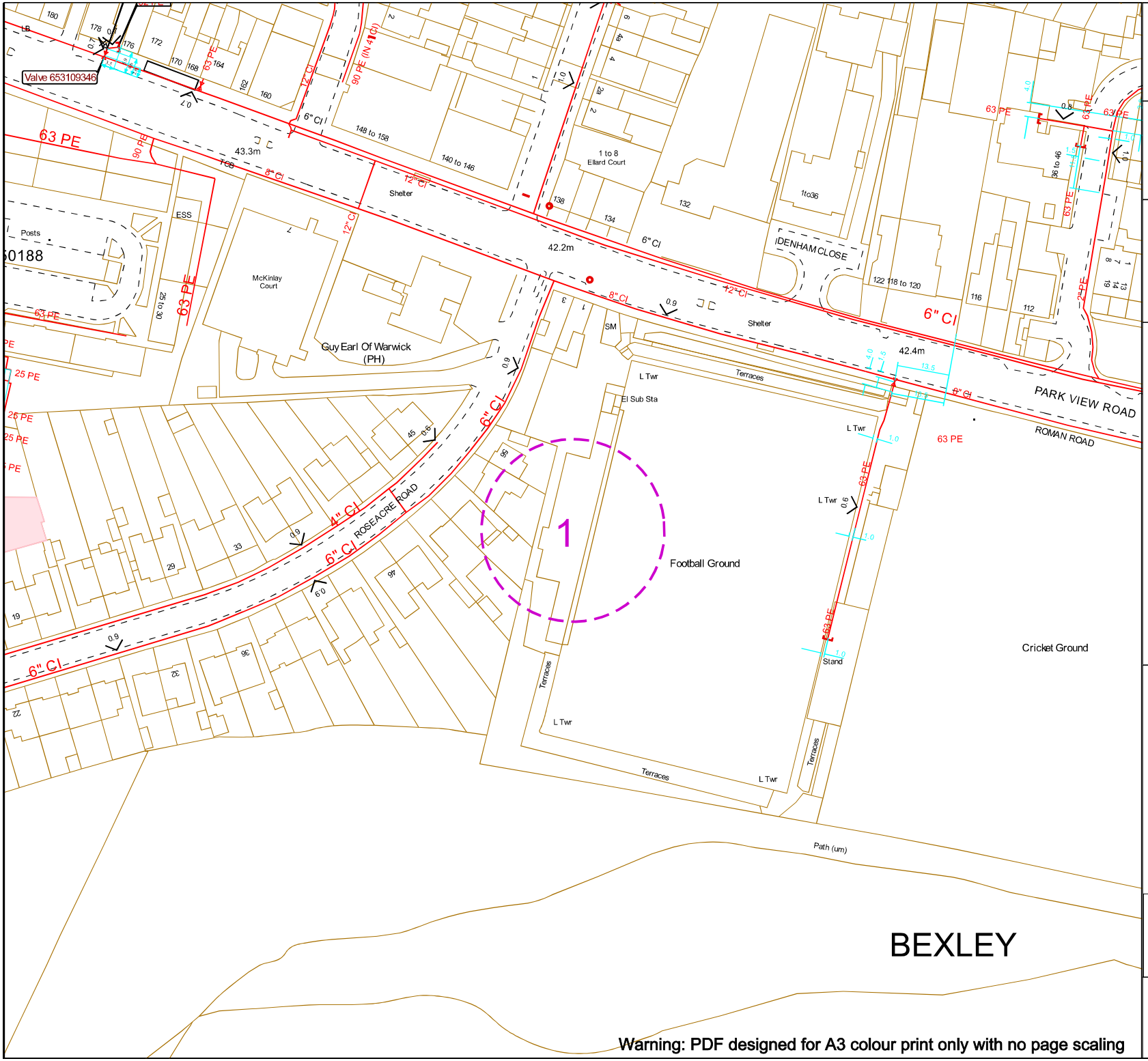
- Data Logger
- **Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Appendix C – Southern Gas Network (SGN) Asset map search



Warning: PDF designed for A3 colour print only with no page scaling

SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 08/09/2023
Job Reference: 30785666
Site Location: 547097 175618
Requested by: Mr Shyam Dhokia

Your Scheme/Reference: Welling United FC

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

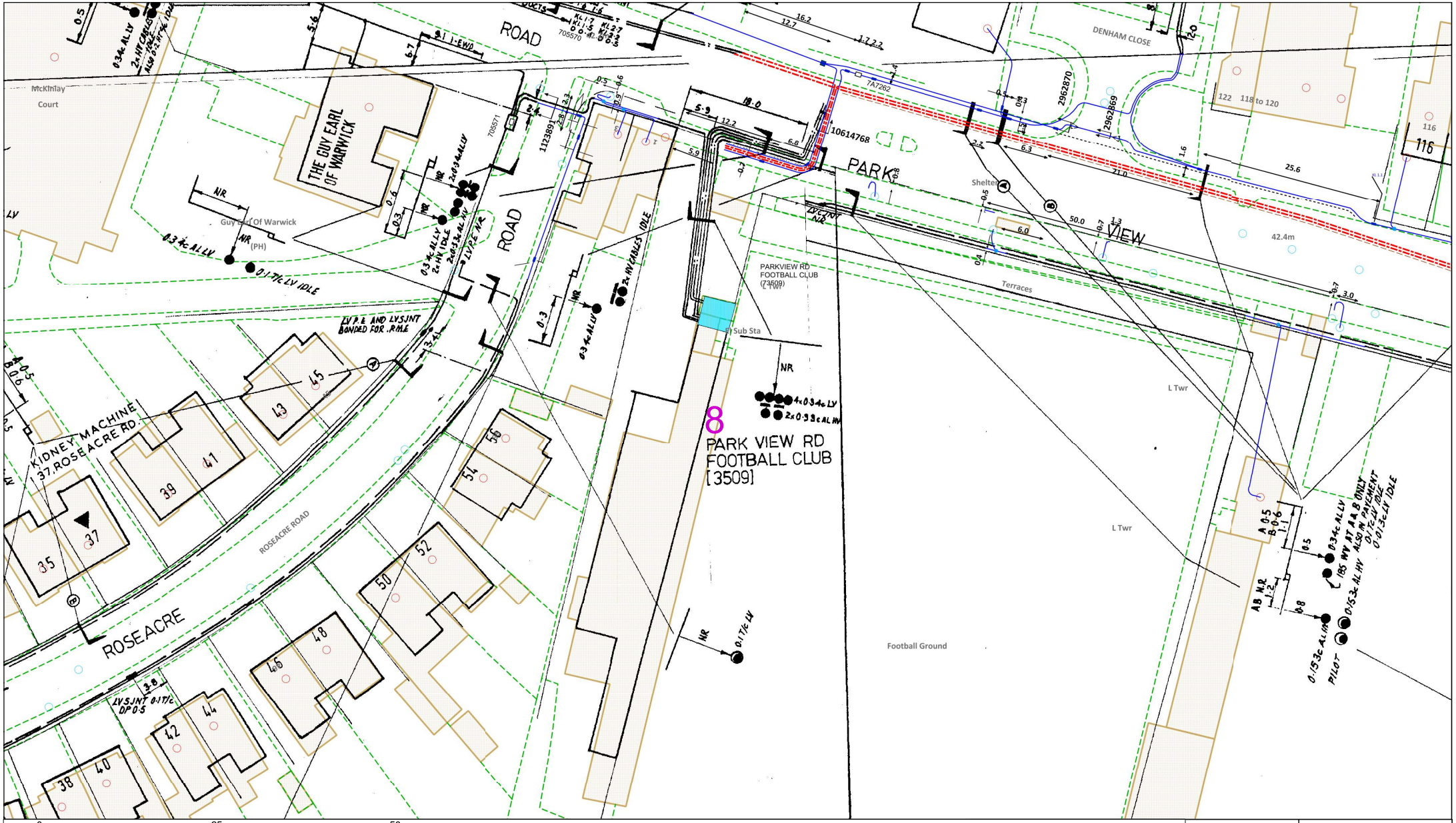
Low Pressure Mains
Medium Pressure Mains
Intermediate Pressure Mains
High Pressure Mains
LAs
GTs
SSSIs

Some Examples Of Plant Items
Valve | Syphon | Depth of Cover | Diameter Change | Material Change

Digsite: Line: Area:

Linesearch before dig

Appendix D – UK Power Networks (UKPN) Asset map search



0 25 50
metres

Dig Sites Area: Line:

The quality and accuracy of any print will depend on your printer, your computer and its print settings. Measurements scaled from this plan may not match measurements between the same points on the ground.

This plan must be used with the attached 'Symbols' document.

Date Requested: 03/10/2023
Job Reference: 30916858
Site Location: 546872 175405
Requested by:
Mr Shyam Dhokia
Your Scheme/Reference: Welling United FC

Scale: 1:500 (When plotted at A3)

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all the cables have been determined.
4. It must be assumed that there is a service cable into each property, lamp column and street sign, etc.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any persons or causes personal injury to a person.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.
5. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.

UK Power Networks

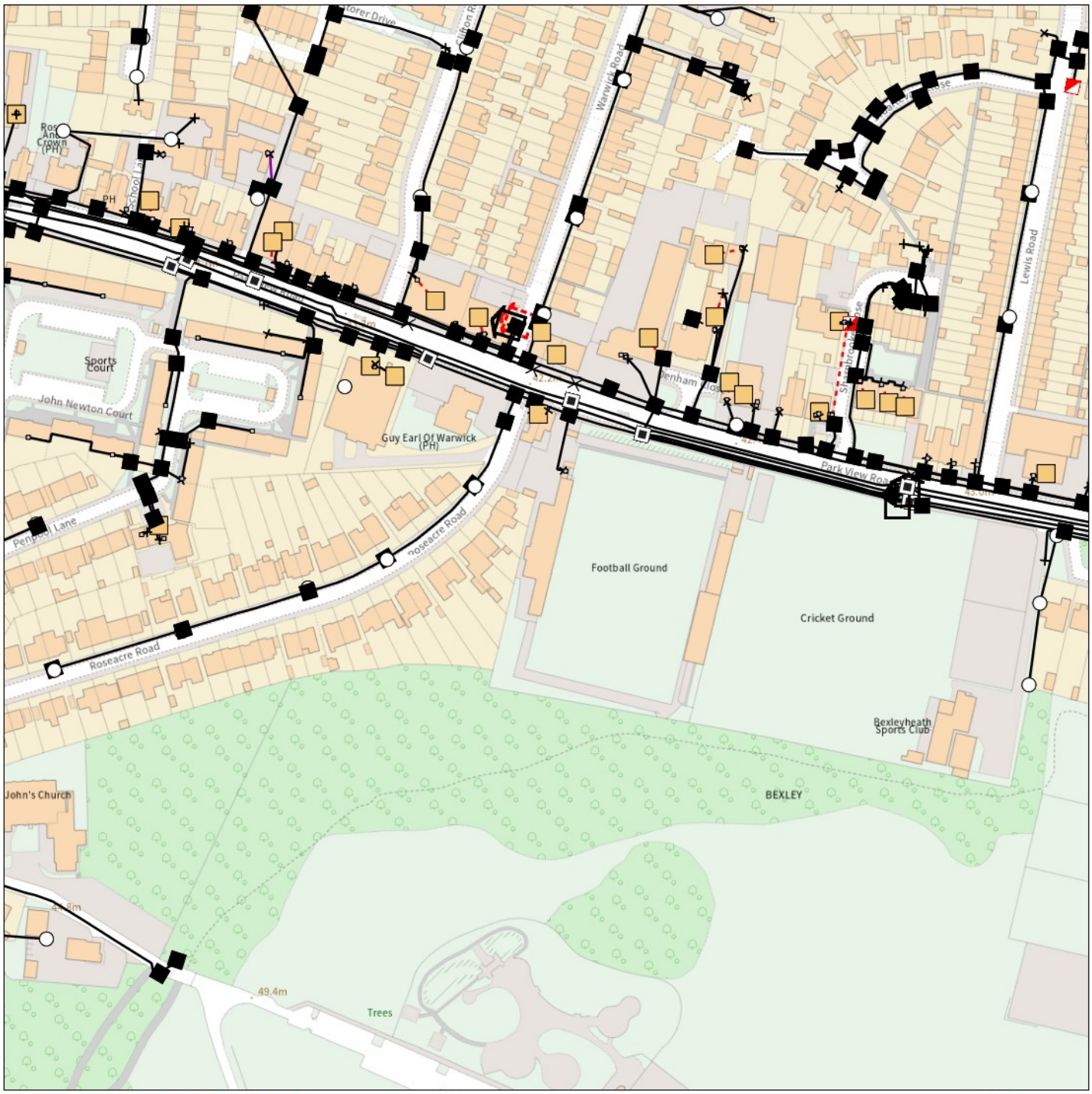
IF IN DOUBT - ASK!
PHONE 0800 056 5866
EMERGENCY - If you damage a cable or line
Phone 0800 783 8838
(24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK
Refer to HSE Guidance note GS6

Maps produced at 1:2500 scale are Geo-Schematics which show LV mains cables and overhead lines (in some cases all voltages). Prior to carrying out excavations you must refer to the 1:500 records to determine the location of all known underground plant and equipment.

Appendix E – BT Openreach Asset map search

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

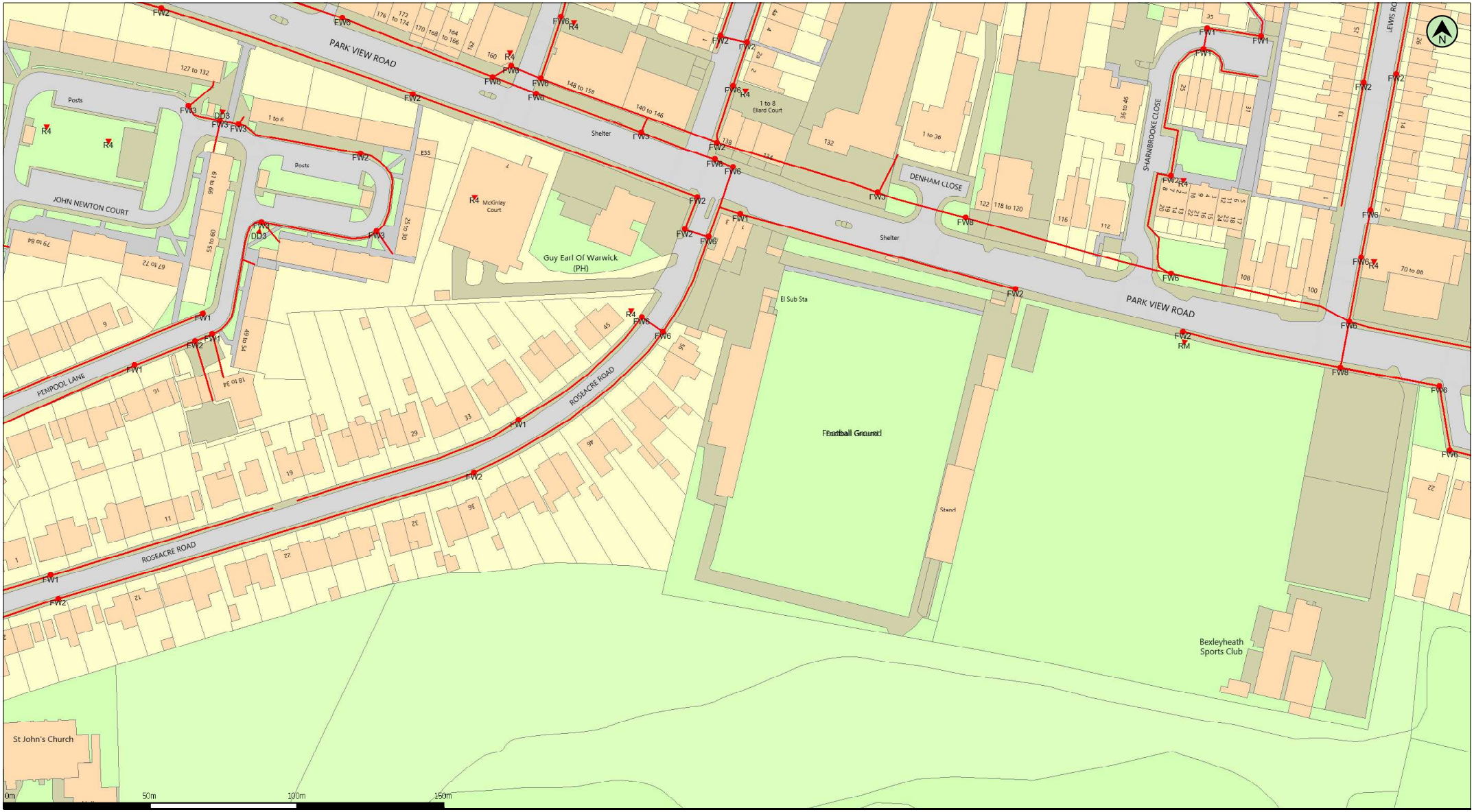
Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : SHL04023G
Map Reference : (centre) TQ4709775619
Easting/Northing : (centre) 547097,175619
Issued : 08/09/2023 16:02:52

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Appendix F – Virgin Media Asset map search



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Duct, Trench | Chamber / Pole | Cabinet

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Welling United FC

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