

CONDITION 23B – TECHNICAL NOTE

This technical note has been assembled to provide the requested details pursuant to condition 23B of the Hyde consent (18/0352/FUL).

Part B of the condition states:

Prior to the occupation of the detailed element of the scheme, details of the energy supply network shall be submitted to and approved by the Local Planning Authority. Details shall be in accordance with the Energy Statement and Addendum and shall include:

- i. Details of connections available for each building;*
- ii. Proposals for the staged installation of plant within the energy centre and any temporary energy provision required;*
- iii. Details of safeguarded connections to an area wide heat network if found to be feasible following further engagement with the LPA and GLA;*
- iv. Details of any potential future connections and safeguarding of space to accommodate a site wide energy centre in agreement with the LPA and GLA.*

Information Provided

Connection of Buildings (i)

Drawing 6432-Z-ZZ-00-100-96-120 T3 shows the site District Heating Service (DHN) route. This shows blocks A, B-C, D-E, and F-G connecting to the network. Within blocks, heat is distributed up through risers and then along corridors to dwelling terminals (heat interface units). An example drawing 6432-M-BC-M-700-56-702 C1 for Block B/C showing this has been provided.

As set out in the approved energy strategy, block H (townhouses) is not connecting to the network.

Staged or Temporary Plant (ii)

No temporary plant is to be installed for the network, nor is the installation of plant intended to be staged. All heat generating equipment is planned to be installed and operational in time for first completions.

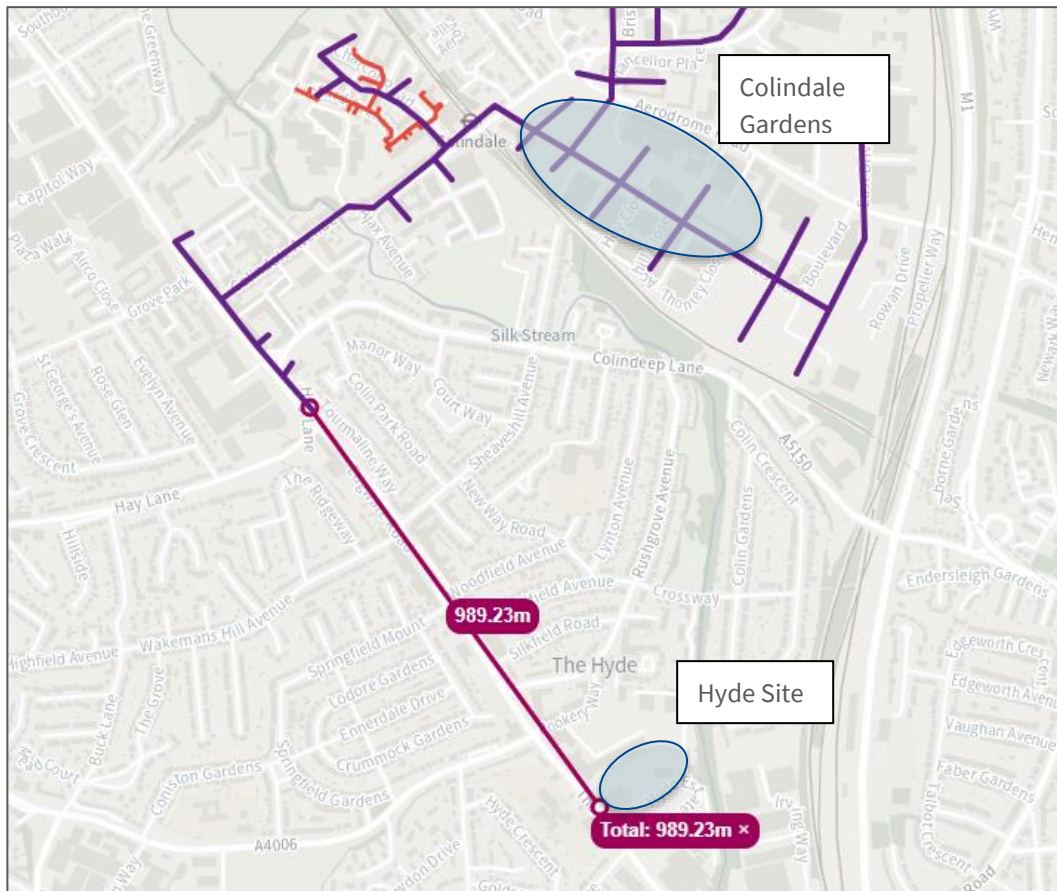
Area Wide Connections & Safeguarding – (iii & iv)

The consented energy strategy did not identify any feasible connection opportunities at the time of submission. The Hyde project team have periodically reviewed this position as the project has developed and this position has not changed.

The Hyde – Phase 1 London Square

A renewed look at the heat map, as shown in the figure below, shows the closest proposed heat network to be 1km away. This is understood not to be under construction, however. Hodkinson Consultancy are aware of a network which is under construction at the Colindale Gardens site, around 1.5km to the north. There is a considerable distance between these two sites, however, and significant obstructions to any proposed extension (such as the northern line).

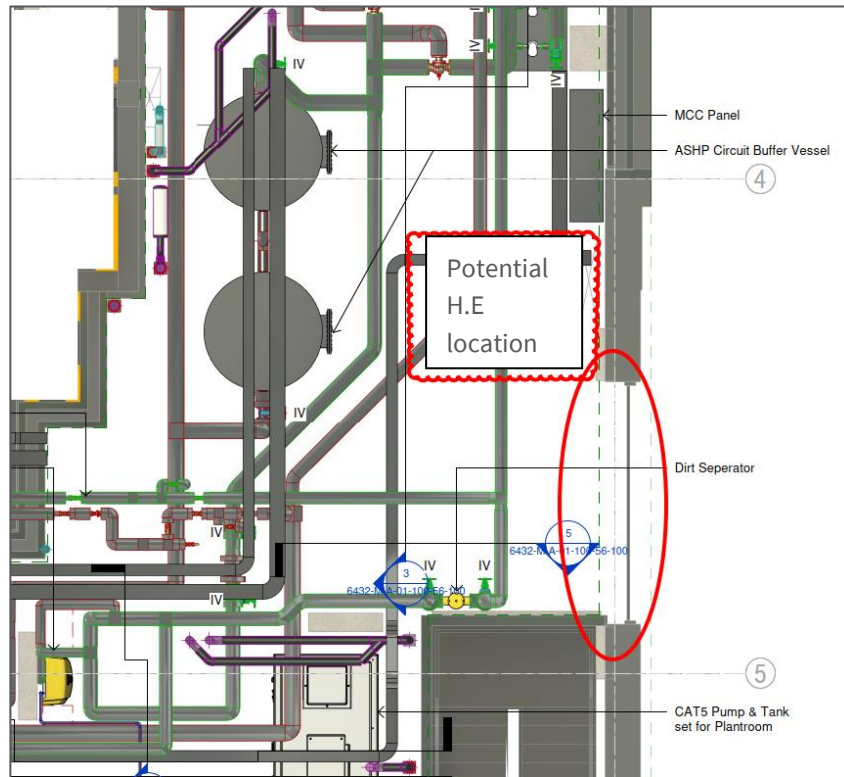
Figure 1: London Heat Map (April 2024)



In line with the consented energy strategy, a single site energy centre has been provided in block A. This also aligns with GLA and LPA guidance.

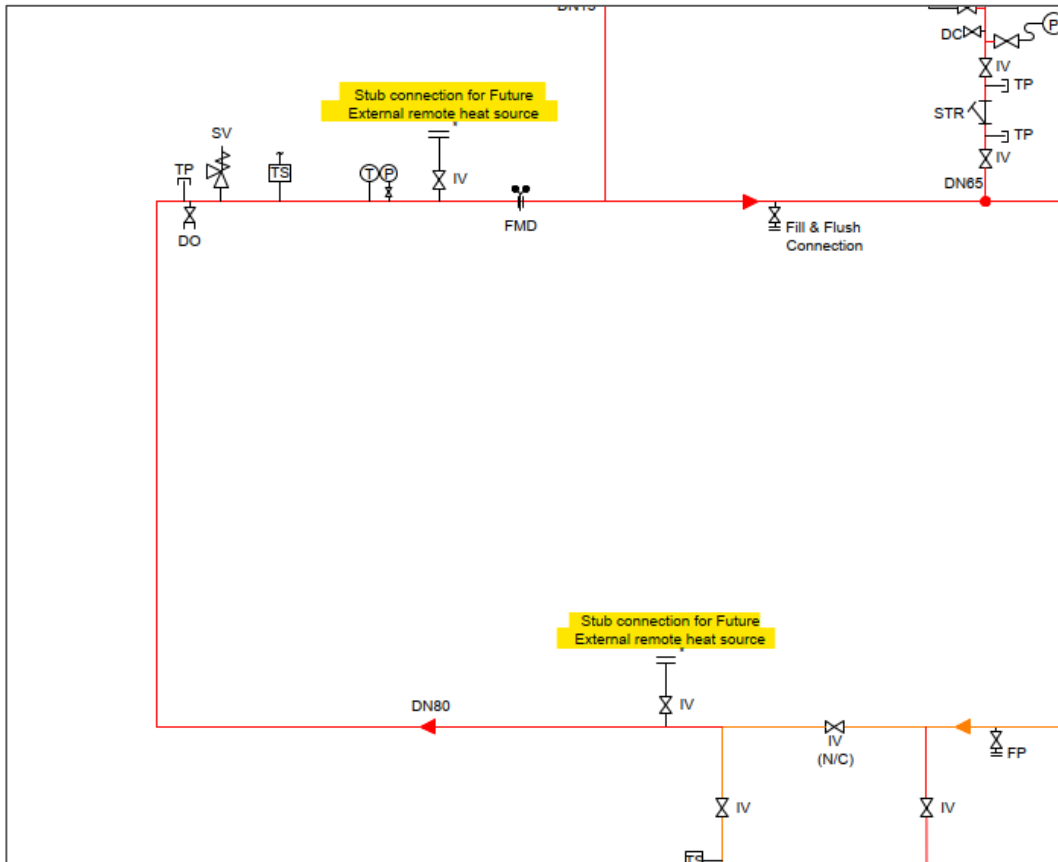
Space has been notionally set aside for the potential installation of heat exchangers in the energy centre (block A), should connection to any external network in the future require this. This is shown in the figure, below (red box).

Figure 2: Potential Heat Exchanger Location



Stub connections have also been provided for any future connection, as shown on the schematic in Figure 3.

Figure 3: Capped Connections to External Network



Conclusion

The information provided in this technical note is anticipated to be sufficient to discharge the requirements of condition 23B. Drawings noted in this technical note have been appended.

Notes:

For district heating pipeline material refer to mechanical service notes & legends drg: 6432-M-ZZ-ZZ-100-50-900.

For Combined service Information refer to following drawings:

- LV/HV: PowerOn E12782-DWG-010
- Water: PowerOn - E12782/DWG/020
- BT: Open Reach L/SG/101
- District Heating: 6432-Z-ZZ-00-56-150
- External Lighting: 6432-Z-A-GF-100-63-200
- External Car Charging: 6432-Z-A-GF-100-60-500
- Service Ducting:
- 6432-Z-A-GF-100-20-100
- 6432-Z-B/C-GF-100-20-101
- 6432-Z-D/E-GF-100-20-102
- 6432-Z-F/G-GF-100-20-103
- 6432-Z-H-GF-100-20-104
- Below Ground Drainage - GTA - 11513_1601
- Hyper Optic - 3278195042-010-001

Bending radius ducting shall be in accordance with utility providers details but as a minimum shall be in accordance with below table.

DUCT RADIUS TO BE IN ACCORDANCE WITH THE FOLLOWING TABLE		
DUCT SIZE	BCW	OTHERS
900	15D-25D	12D
1000	15D-25D	12D
1250	15D-25D	12D
1500	15D-25D	12D
2000	15D-25D	12D

D = DIAMETER OF DUCT

Installation diagram pre-insulated isolation valve

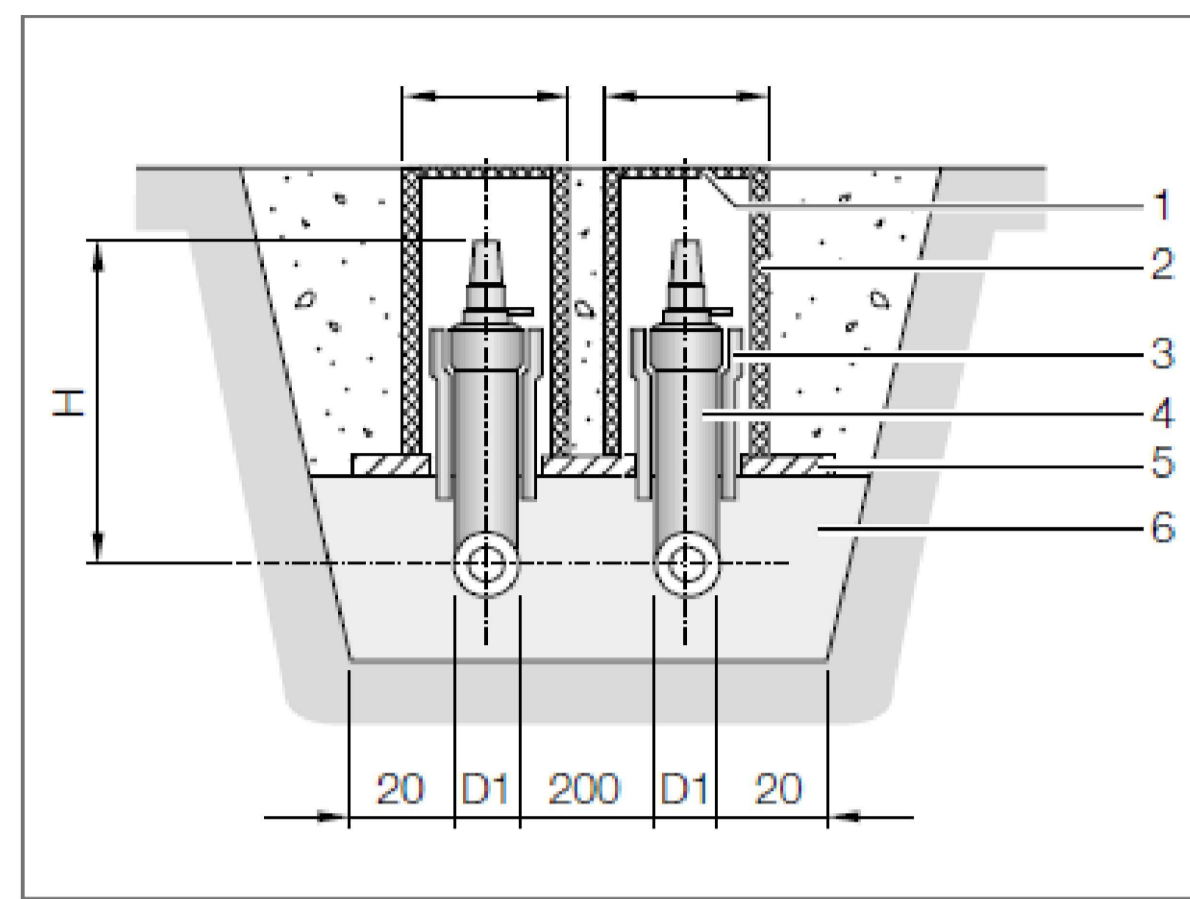


Fig. 4-27 Installation diagram pre-insulated isolation valve (dimensions in cm)

- 1 Cast lid, can be driven over (construction site)
- 2 Concrete pipe (construction site)
- 3 Expansion bellow (construction site)
- 4 Pre-insulated isolation valve
- 5 Supporting plate (construction site)
- 6 Sand filler, grain size 0 – 8 mm

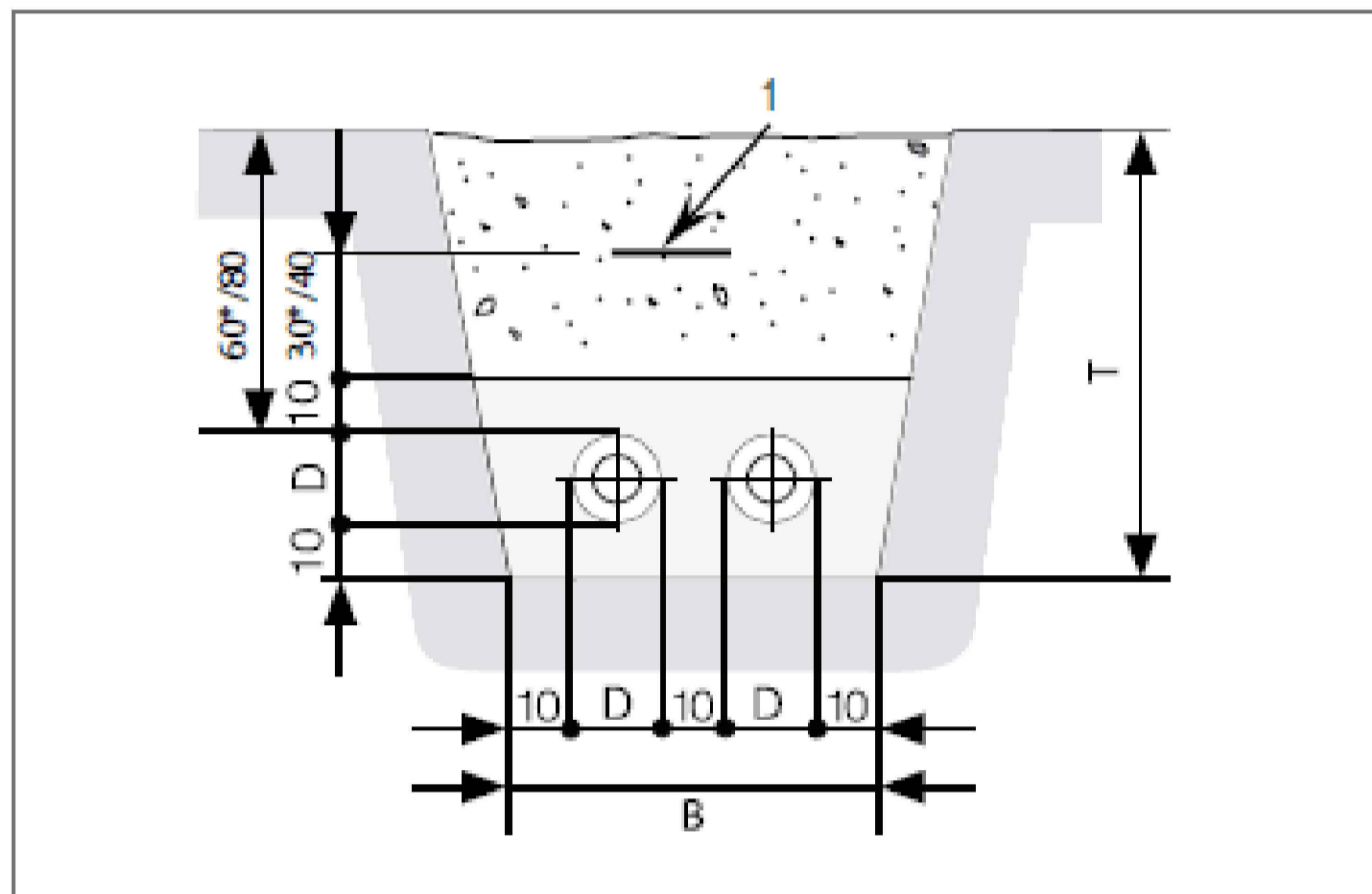
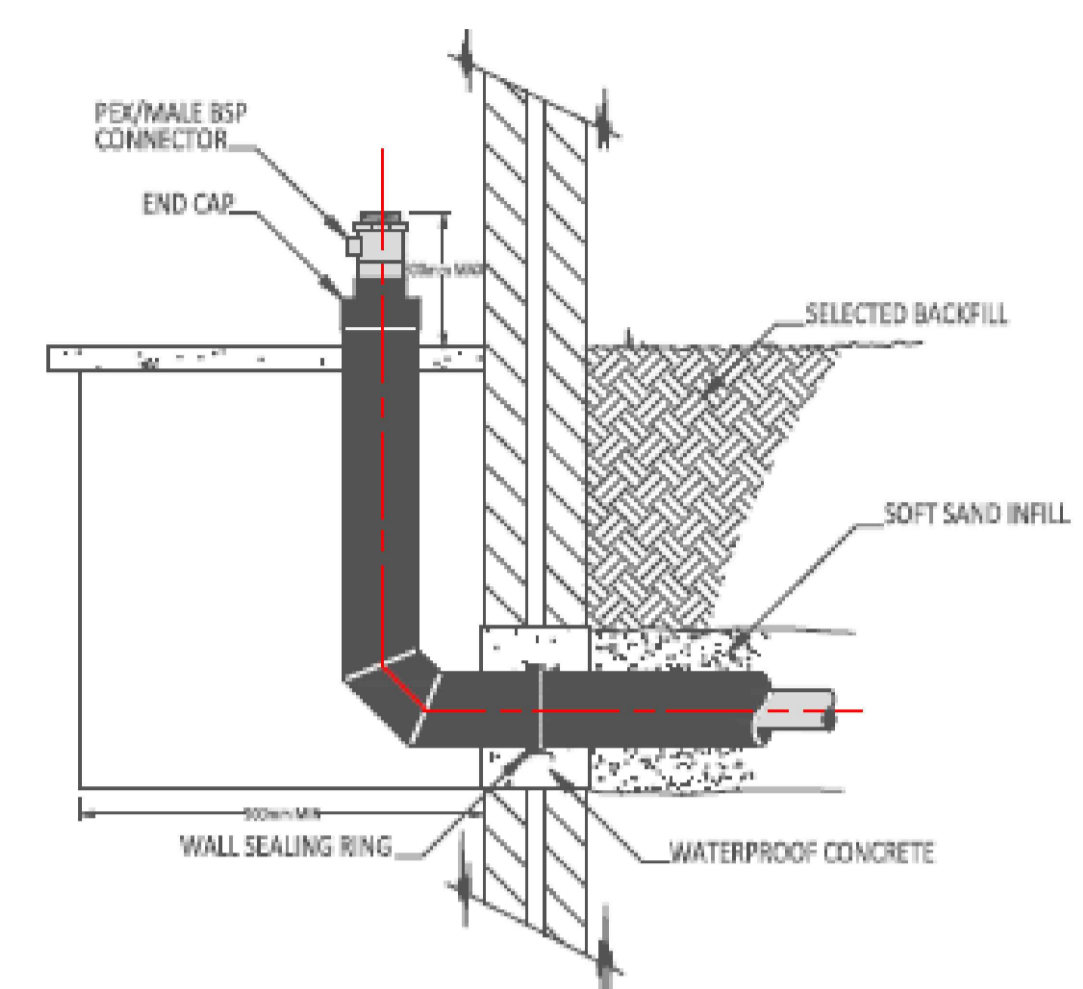


Fig. 7-15 Trench width 2 pipes (UNO or DUO)

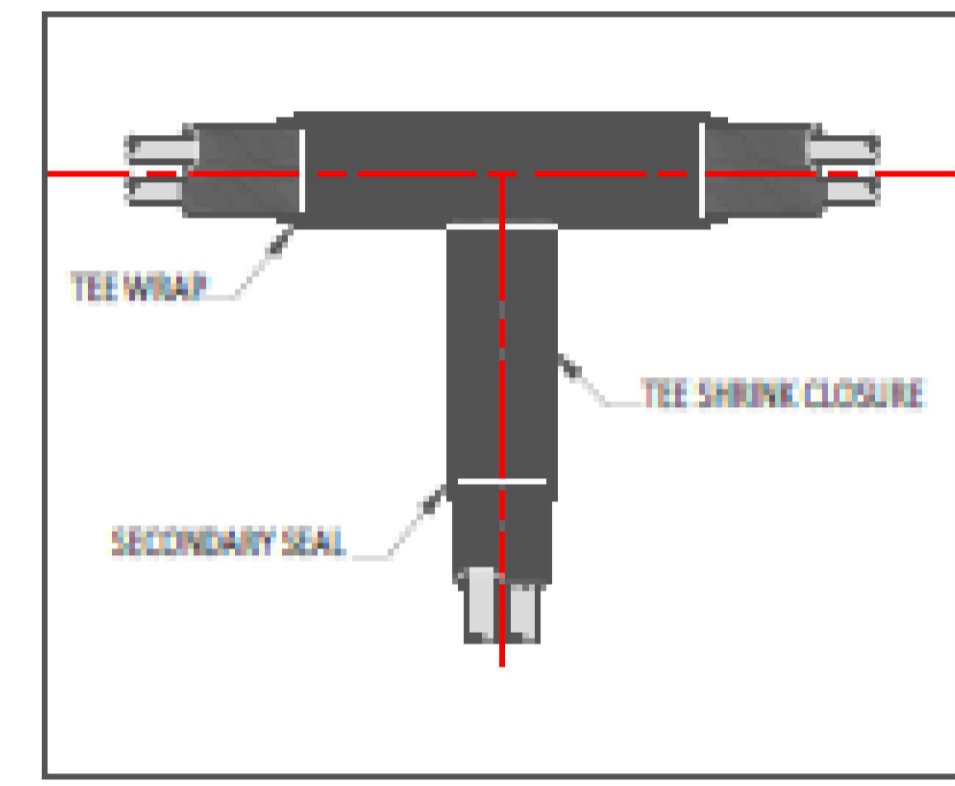
- 1 Identification tape
- B Trench base width
- D Pipe diameter
- T Trench depth
- * No traffic load



Site Plan



DETAIL No.1 : INTERNAL VERTICAL TERMINATION



D/H flow and return pipework from below, rises into service cupboard and offsets into the riser. Detail No 1

DHN flow and return pipework drops to below ground and serves blocks B/C, D/E & F/G. Detail No 1

DHN flow and return pipework from below, rises into service cupboard and offsets into the riser. Detail No 1

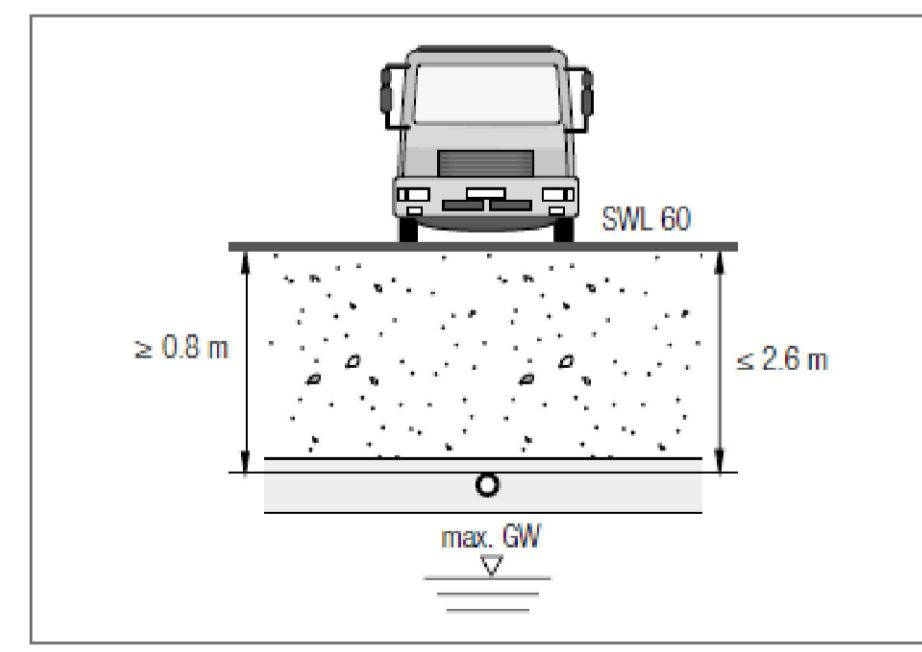


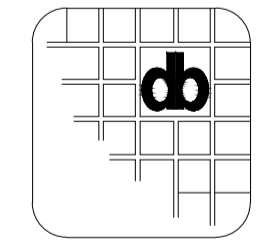
Fig. 7-3 Trench depth in moving loads

Notes:-
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This drawing conveys design intent and is provided to assist the contractor in the development of their working drawings.
THE CONTRACTOR SHALL NOT INSTALL TO THIS DRAWING.
Please do not scale from this drawing.

CDM Regulations

T3	06.12.22	SH	Updated inline with latest coordination route drawings & Below ground pipeline sizes added
T2	05.07.22	AE	Updated routes to following coordination with other services
T1	15.06.22	RE	T1 Issue

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Project Description:
The Hyde, Colindale, Phase 1

Drawing Title:
Site Wide District Heating Service Routes

Status: Tender Issue		Drawn by/Checked by: RE/AE	Approved by: AE
Job Number: 6432	Original Sheet Size: A1	Scale: 1:250	Sheet: Of: 2
Drawing number: 6432-Z-ZZ-00-100-96-120			Rev: T3

Notes:

Refer to Drawing no:
 6432-M-ZZ-ZZ-100-50-900
 6432-M-ZZ-ZZ-100-50-901 for Mechanical Notes, Legends & Details.

For energy centre plantroom schematics refer to:
 • 6432-M-A-01-100-50-102

For energy centre plantroom Layout & Roof top ASHP Layout refer to drawings
 • 6432-M-A-01-100-50-100
 • 6432-M-A-01-100-50-101

Legend

- A/P Anchor Point
- CWM Cold water main
- PU Spirovent combined vacuum degasser & sealed system pressurisation unit.
- FP Filling point (Refer to water regulations for acceptable method)
- LSV Lockshield valve
- DC Drain tap
- AAV Automatic Air vent
- AV Air Vent
- MV VT mixing valve
- NRV Non return valve
- IV Isolation valve
- SV Safety relief valve
- STR Strainer
- DP Differential pressure sensor
- TP Test point
- MS Flow measuring device

- (P) Pressure gauge
- (T) Temperature gauge

- DRV Double regulating valve
- DPCV Differential pressure control valve
- RTL Return Temperature Limiter (Danfoss FJV) Valve

- Heat Meter
- Expansion Compensator

- Fire Collar
- Heat Meter Temperature Sensor
- Temperature Sensor

- Differential pressure Sensor

Ø L/S
 Pa/M M/S
 Pipe size date

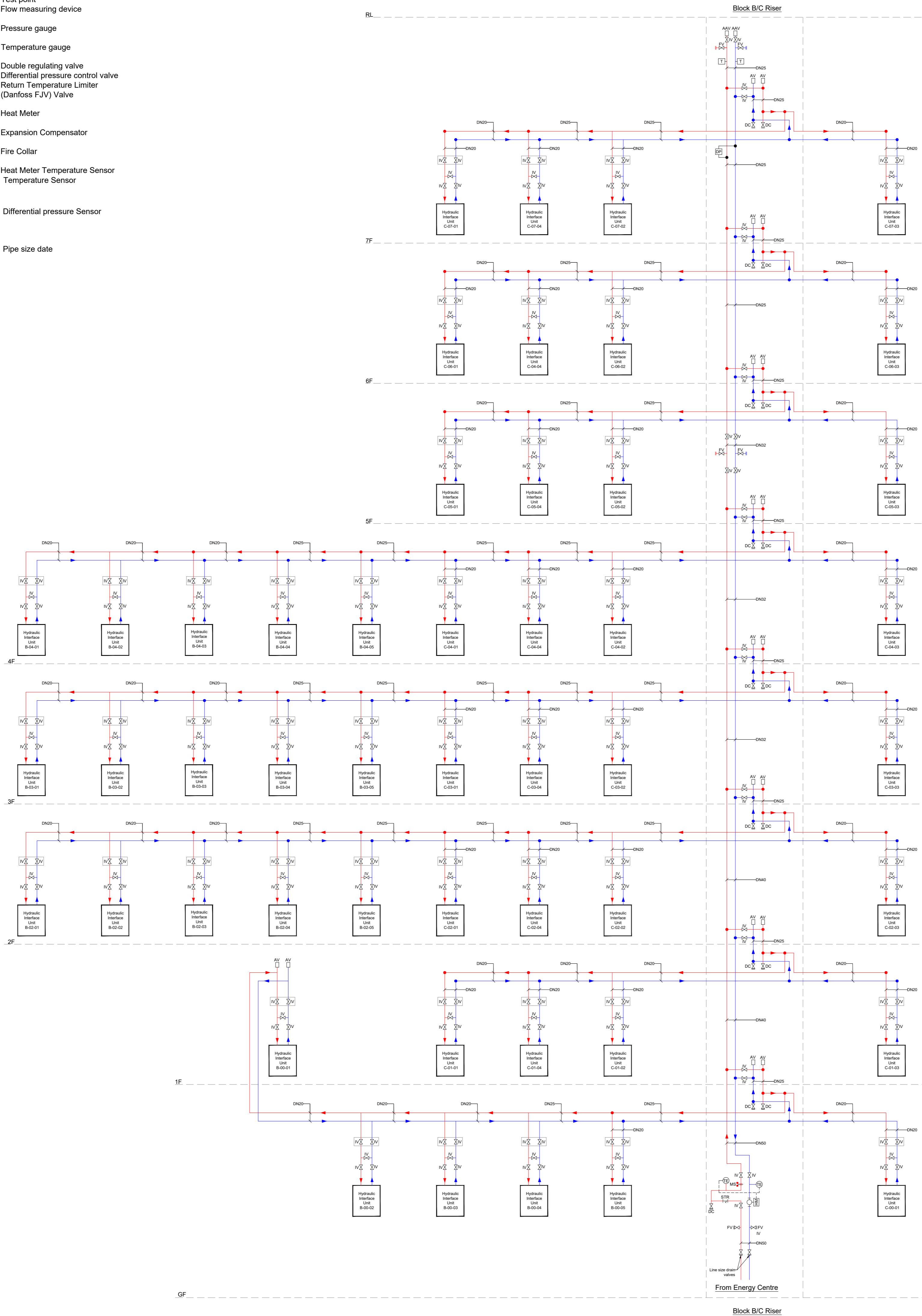
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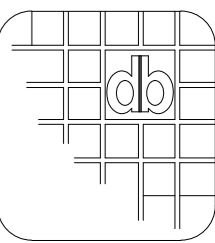
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CDM Regulations



Revision	Date	By	Description
C1	12.04.23	AG	Construction Issue
T2	28.09.22	AR	Updated to latest ER's received and comments from Design Team
T1	15.06.22	AS	T1 Issue
P01	19.05.22	JE	Preliminary Issue for Client Review

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Project Description:
The Hyde, Colindale, Phase 1

Drawing Title:
Block B/C - District Heating Schematic

Status:
Construction Issue

Drawn by/Checked by: SH/AF	Approved by: AF
Job Number: 6432	Original Sheet Size: A1
Scale: NTS	Sheet: 1 Of: 1
Drawing number: 6432-M-BC-M-700-56-702	Rev: C1