

UTILITIES APPRAISAL

Proposed Residential
Led Development

Land off Dollis Road
London

Prepared for:
ENTRAN Limited

10th August 2016

Project Number:
RMA-C1543



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1 INTRODUCTION

- 1.1 RMA Environmental Limited was commissioned by ENTRAN Limited to undertake a Utilities Appraisal for the proposed redevelopment of land off Dollis Road in the London Borough of Barnet.
- 1.2 The principal objective of this appraisal is to establish the presence of key utility services in relation to the site boundary and also, where possible, to identify any potential constraints associated with the ability of the relevant utility provider to supply the proposed development.
- 1.3 The proposed development comprises the conversion of the existing building at the site's entrance (for office, retail and residential use) and the replacement of all other buildings on site with residential units.
- 1.4 Detailed layout drawings for the proposed development, including an area schedule are included as Appendix A.
- 1.5 A search of utilities and services which are located on or close to the site has been undertaken to inform the later detailed design stage. This was achieved through the provision of a Landmark Utilities Search (refer to Appendix B). It is noted that mapping provided by affected utilities owners is not exhaustive; unmapped infrastructure may still be located within the site boundary that has not been identified during this search.
- 1.6 The following subsections provide details of the availability and any potential capacity issues that might exist for the following services:
 - mains water supply;
 - foul sewerage;
 - surface water sewerage;
 - gas;
 - electricity; and
 - telecommunications.

2 UTILITIES APPRAISAL

Public Water Mains Infrastructure

Within the Site

- 2.1 There is no public water mains infrastructure located within the redline boundary of the site.

Adjacent to the Site

- 2.2 Public water mains infrastructure is located along beneath Dollis Road, close to the entrance to the site, comprising a 125 mm diameter water main. It is considered that easements with respect to the surrounding potable network would not affect the proposed development.

Capacity Enquiry

- 2.3 A preliminary water supply capacity check with Thames Water is available, but has currently not been undertaken.

Foul Sewerage Infrastructure

Within the Site

- 2.4 A 225 mm diameter foul sewer is located on site. This sewer enters the site to the west of 'The Albany' on the site's eastern boundary and flows in a south-westerly direction, underneath Building C at the site's entrance. Thames Water will require an easement of 3 metres either side of this foul sewer within which buildings may not normally be located. The approximate alignment of this sewer is shown in Figure 2.1; this should be verified by drainage survey prior to detailed design.

Adjacent to the Site

- 2.5 The on-site foul sewer links to a 375 mm diameter foul sewer which is located on Holders Hill Road to the south-west of the proposed development.

Capacity

- 2.6 Pre-planning advice is available from Thames Water with regard to foul sewerage capacity, but this has not currently been undertaken. The cost of a pre-application consultation with Thames Water is £398 exc VAT.
- 2.7 Further consultation with Thames Water will also be required with regard to construction works within the 3 metre easement around the on-site foul sewer.

Surface Water Sewer Infrastructure

Within the Site

- 2.8 There is no surface water sewer infrastructure located within the site boundary.

Adjacent to the Site

- 2.9 Thames Water sewer records indicate that a 300 mm diameter sewer is present on Dollis Road adjacent to the entrance to the site. It is anticipated that any easements for this sewer would not affect the proposed development, as the closest building (Building C) is to be retained for conversion.

Capacity

- 2.10 The proposed surface water drainage strategy for the site will seek to reduce surface water runoff rates by at least 50% (in accordance with the London Plan 2015), thereby providing a significant betterment on the existing scenario. As there will be a reduction in the existing surface water discharge rate, it is concluded that there should be sufficient capacity within the existing surface water network to accommodate surface runoff from the proposed development.

Gas Infrastructure

Within the Site

- 2.11 National Grid gas mapping indicates that there is no gas infrastructure within the site boundary.

Adjacent to the Site

- 2.12 Records indicate that a low pressure gas main is located on Dollis Road close to the entrance to the site. Furthermore, there are medium pressure and intermediate pressure gas mains located on Dollis Road within close proximity to the site entrance.

Capacity

- 2.13 As significant infrastructure is located within the vicinity of the site, it is considered that a gas supply will be available. Further consultation with the National Grid Gas is required to establish if there is sufficient capacity in the local network; this would need to be carried out at the detailed design stage.

Electricity

Within the Site

- 2.14 UK Power Networks electricity infrastructure mapping indicates that they have no electricity infrastructure assets located within the site boundary.

Adjacent to the Site

- 2.15 There are a number of underground cables located on Dollis Road, close to the site's entrance. The current site will have an existing connection to this infrastructure and, given that Building C at the entrance to the site is to be retained, it is considered unlikely that applicable easements would affect the proposed development.

Capacity

- 2.16 As significant infrastructure is located within the vicinity of the site, it is considered that an electricity supply is available; however, detailed consultation with UK Power Networks will be required when the exact power requirements of the proposed development have been quantified.

Telecommunications

Within the Site

- 2.17 A telecommunications plant map was received from Openreach (the infrastructure division of BT Group). This has identified that a distribution point is located within Building C, but there is no other Openreach infrastructure located within the site. As Building C is to be retained, this should not affect the proposed development.

Adjacent to the Site

- 2.18 Openreach underground plant and distribution points are located on Dollis Road in close proximity to the site entrance. It is considered unlikely that applicable easements would affect the proposed development.

Capacity

- 2.19 It is considered that telecommunications links are available for the site; further consultation with Openreach is required to establish if any off-site infrastructure improvements would be required to facilitate the proposed development.

Other Utilities Infrastructure

- 2.20 Vodafone have identified underground plant on Dollis Road, which is understood to be fibreoptic cable (previously owned by Energis). Virgin Media also have infrastructure on Dollis Road, which passes close to the site entrance and Verizon have reported that they have similar infrastructure located on the opposite side of Dollis Road leading onto Devonshire Road (to the west of the site).

3 SUMMARY AND CONCLUSIONS

- 3.1 It has been concluded that all principal services are available in the local area. Some of these services may require further studies to be carried out to confirm that there is sufficient capacity in the local area and to identify any abnormal infrastructure costs to the proposed development.
- 3.2 The main issue with regard to utilities is the presence of the foul sewer within the site boundary, especially if Building C is to be extended into the site, as this extension would be located directly over the trunk main (refer to Figure 2.1).
- 3.3 Table 3.1 provides a summary of the availability of key services and the recommended actions to be undertaken in order to fully establish any abnormal infrastructure costs that would be required to ensure sufficient capacity is available to serve the development.

Table 3.1: Summary of Utilities Appraisal

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
Mains water	There is no public water mains infrastructure located within the redline boundary of the site. Public water mains infrastructure is located along beneath Dollis Road, close to the entrance to the site, comprising a 125 mm diameter water main. It is considered that easements with respect to the surrounding potable network would not affect the proposed development.	The development layout will not be affected by any easements in relation to water mains.	Consultation should be undertaken with Thames Water to determine the potable water requirements for the site and whether any off-site network reinforcements will be required.
Foul sewers	A 225 mm diameter foul sewer is located on site (Figure 2.1). This trunk main enters the site to the west of 'The Albany' on the site's eastern boundary and flows in a south-westerly direction, underneath Building C at the site's entrance. Thames Water will require an easement of 3 metres either side of this foul sewer within which buildings may not normally be located. The on-site foul sewer links to a 375 mm diameter foul sewer which is located on Holders Hill Road to the south-west of the proposed development.	It is anticipated that any easements for this sewer would not affect the proposed development, as the closest building (Building C) is to be retained for conversion.	Thames Water Developer Services will need to be consulted with regard to assessing the capacity within the local sewerage network to serve the development and any implications with regard to the easement around the on-site sewer.

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
Surface water sewers	<p>There is no surface water sewer infrastructure located within the site boundary.</p> <p>Thames Water sewer records indicate that a 300 mm diameter sewer is located on Dollis Road adjacent to the entrance to the site.</p>	<p>It is anticipated that any easements for this sewer would not affect the proposed development, as the closest building (Building C) is to be retained for conversion.</p>	<p>Consultation should be undertaken with Thames Water to confirm that there is sufficient capacity within the surface water sewer network; however, based on the significant betterment which would need to be provided to meet the requirements of the London Plan, sufficient capacity should be available.</p>
Gas	<p>National Grid gas mapping indicates that there is no gas infrastructure within the site boundary.</p> <p>Records indicate that a low pressure gas main is located on Dollis Road close to the entrance to the site.</p> <p>Furthermore, there are medium pressure and intermediate pressure gas mains located on Dollis Road within close proximity to the site entrance.</p>	<p>The development layout will not be affected by any easements in relation to gas mains.</p>	<p>As significant infrastructure is located within the vicinity of the site, it is considered that a gas supply will be available. Further consultation with the National Grid Gas is required to establish if there is sufficient capacity in the local network; this would need to be carried out at the detailed design stage.</p>
Electricity	<p>UK Power Networks electricity infrastructure mapping indicates that they have no electricity infrastructure assets located within the site boundary.</p> <p>There are a number of underground cables located on Dollis Road, close to the site's entrance. The current site will have an existing connection to this electrical infrastructure.</p>	<p>Given that Building C at the entrance to the site is to be retained, it is considered unlikely that applicable easements would affect the proposed development.</p>	<p>Consult UK Power Networks with regard to the supply of electricity to the development once the requirement is quantified.</p>
Telecoms	<p>A telecommunications plant map was received from Openreach (the infrastructure division of BT Group). This has identified that a distribution point is located within Building C, but there is no other Openreach infrastructure located within the site.</p> <p>Openreach underground plant and distribution points are located on Dollis Road in close proximity to the site entrance. It is considered unlikely that</p>	<p>As Building C is to be retained, this should not affect the proposed development.</p>	<p>Further consultation with Openreach is required at the detailed design stage to establish if any off-site infrastructure improvements would be required to facilitate the proposed development.</p>

UTILITY	LOCATION	DISCUSSION	RECOMMENDATIONS
	applicable easements would affect the proposed development.		
Other	Vodafone have identified underground plant on Dollis Road, which is understood to be fibreoptic cable (previously owned by Energis). Virgin Media also have infrastructure on Dollis Road, which passes close to the site entrance and Verizon have reported that they have similar infrastructure located on the opposite side of Dollis Road leading onto Devonshire Road (to the west of the site).	The development layout will not be affected by any easements in relation to this infrastructure. The presence of fibreoptic connections close to the site is beneficial to the proposed development.	None at this stage.

Figures



Key

- Approximate Foul Sewer Route
- - - 3 Metre Sewer Easement

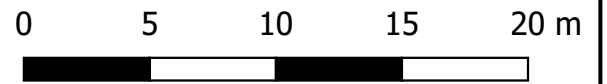


Figure 2.1:
Approximate Alignment of Foul Sewer

Project Name:
Land off Dollis Road Utilities Appraisal

Client:
ENTRAN Limited

Project Number:
RMA - C1543

Date:
21/07/2016

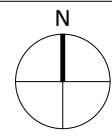
Drawn By:
RMA Environmental/ BL

RMA Environmental Limited
Suite 4, Swallow Court,
Devonshire Gate, Tiverton,
Devon, EX16 7EJ
Tel: 01884 842740
Web: www.rma-environmental.co.uk

Appendix A Detailed Layout Plans & Area Schedule



NOTES
 CONSULTANTS
 - Refer to highways consultant's drawings for details
 - Refer to landscape consultant's drawings for details
 - Landscaping layout is indicative only
 AREAS
 - Refer to area schedule



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Rev	Notes	Date	By	Auth
PA	Planning Submission	16.07.15	MD	RC

ColladoCollinsArchitects

17-19 Foley Street
 London W1W 6DW
 T 020 7580 3490
 F 020 7580 2917
 info@colladocollins.com
 www.colladocollins.com

Date: 07/2016
 Drawn By: MD
 Checked by: FVB
 Scale @ A1: 1:200
 Scale @ A2: 1:400
 CAD File No:

Dollis Mews, Mill Hill East
 ZM Development Management Ltd
 PROPOSED Ground Floor Layout



NOTES

CONSULTANTS

- Refer to highways consultant's drawings for details
- Refer to landscape consultant's drawings for details
- Landscaping layout is indicative only

AREAS

- Refer to area schedule

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Date: 07/2016
 Drawn By: MD
 Checked by: FVB
 Scale @ A1: 1 : 200
 Scale @ A3: 1 : 400
 CAD File No:

Dollis Mews, Mill Hill East
 ZM Development Management Ltd
 PROPOSED First Floor Layout

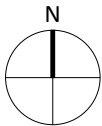
PLANNING
 15041

P1 101

PA
 Revision



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 - Refer to area schedule



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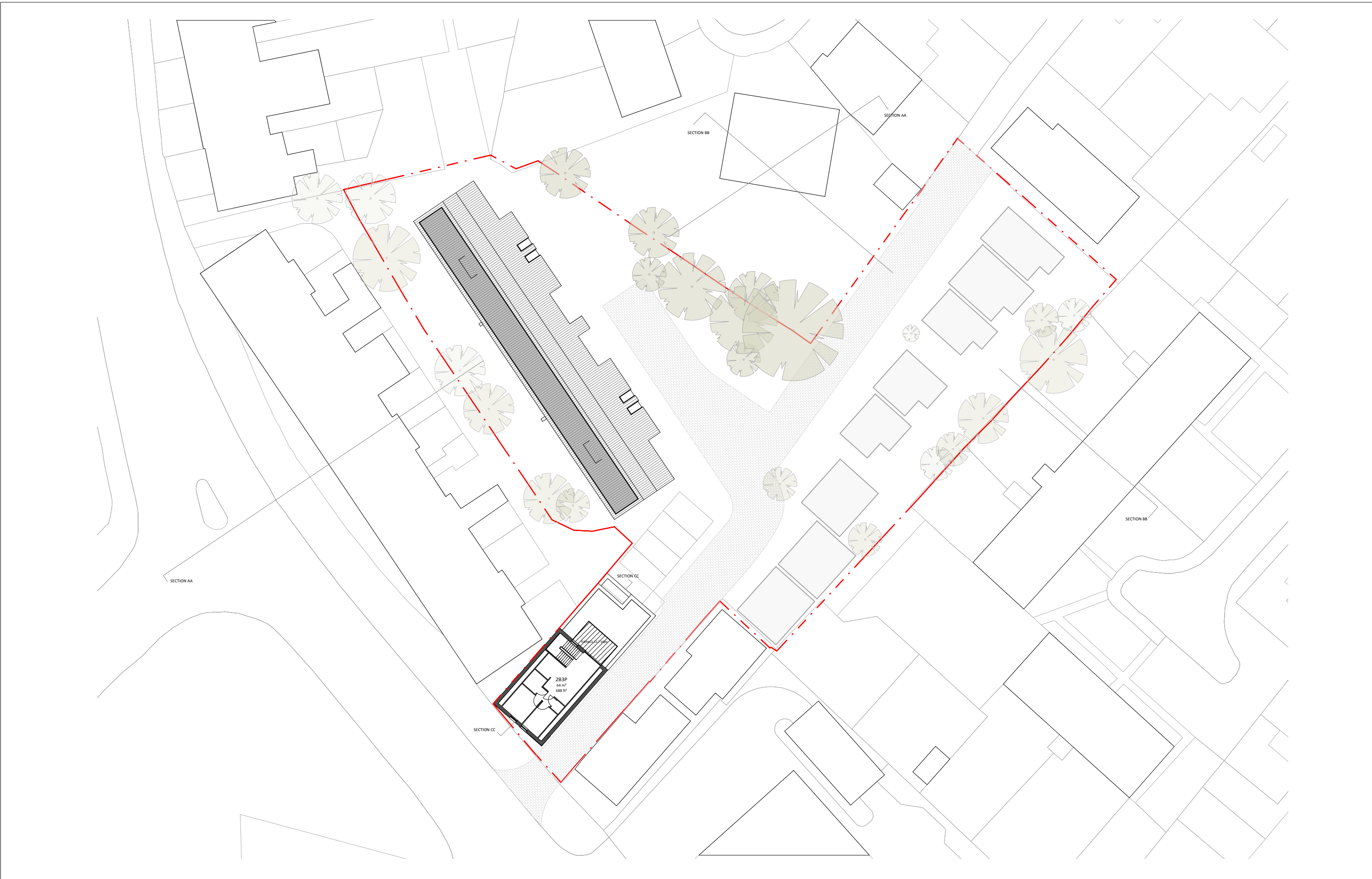
Rev	Notes	Date	By	Auth
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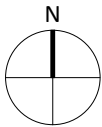
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Date: 07/2016
 Drawn By: MD
 Checked by: FVB
 Scale @ A1: 1 : 200
 Scale @ A3: 1 : 400
 CAD File No:

Dollis Mews, Mill Hill East
 ZM Development Management Ltd
 PROPOSED Second Floor Layout



NOTES
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 - Refer to landscape consultant's drawings for details
 - Landscaping layout is indicative only
 AREAS
 - Refer to area schedule



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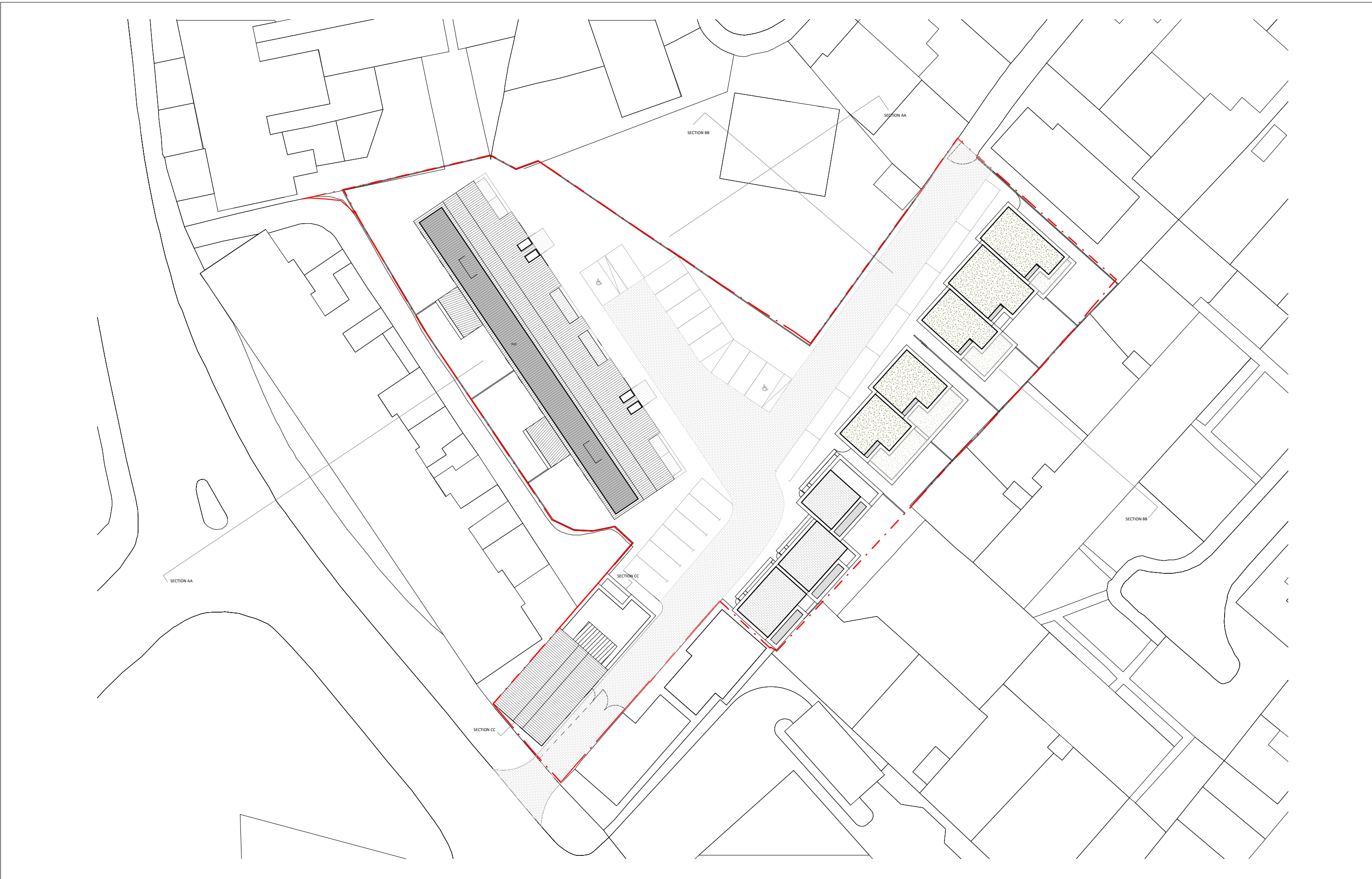
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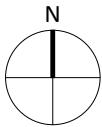
Date: 07/2016
 Drawn By: MD
 Checked by: FVB
 Scale @ A1: 1 : 200
 Scale @ A3: 1 : 400
 CAD File No:

Dollis Mews, Mill Hill East
 ZM Development Managment Ltd
 PROPOSED Third Floor Layout





NOTES
 CONSULTANTS
 - Refer to highways consultant's drawings for details
 - Refer to landscape consultant's drawings for details
 - Landscaping layout is indicative only
 AREAS
 - Refer to area schedule



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
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 www.colladocollins.com

Date: 07/2016
 Drawn By: MD
 Checked by: FVB
 Scale @ A1: 1 : 200
 Scale @ A3: 1 : 400
 CAD File No:

Dollis Mews, Mill Hill East
 ZM Development Managment Ltd
 PROPOSED Roof Plan

PLANNING
 15041

P1 104



Building A	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	476.0	5,124	429.0	4,618	268.0	2,885
First	431.0	4,639	383.0	4,123	302.0	3,251
Second	431.0	4,639	383.0	4,123	302.0	3,251
TOTAL	1338.0	14402	1195.0	12863	872.0	9386

percentage of units by type

Mews B	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Mews 1	111.0	1,195	90.0	969	90.0	969
Mews 2	112.0	1,206	95.0	1,023	95.0	1,023
Mews 3	103.0	1,109	86.0	926	86.0	926
Mews 4	108.0	1,163	87.0	936	87.0	936
Mews 5	102.0	1,098	83.0	893	83.0	893
Mews 6	110.0	1,184	89.0	958	89.0	958
Mews 7	108.0	1,163	89.0	958	89.0	958
Mews 8	110.0	1,184	89.0	958	89.0	958
TOTAL	864.0	9300	708.0	7621	708.0	7621

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
3	1				4
6					6
6					6
15	1	0	0	0	16
93.8%	6.3%	0.0%	0.0%	0.0%	100.0%

15	1	0	16
93.8%	6.3%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
9	9
12	12
12	12
33	33

33	33
-----------	-----------

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
		1			1
		1			1
		1			1
		1			1
		1			1
		1			1
		1			1
0	0	8	0	0	8
0.0%	0.0%	100.0%	0.0%	0.0%	100.0%

0	8	0	8
0.0%	100.0%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
3	4
3	4
3	4
3	4
3	4
3	4
3	4
3	4
24	32

24	32
-----------	-----------

Building C	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	16.0	172	9.0	97	0.0	0
First	99.0	1,066	80.0	861	50.0	538
Second	144.0	1,550	123.0	1,324	100.0	1,076
Third	71.0	764	65.0	700	62.0	667
TOTAL	330.0	3552	277.0	2982	212.0	2282

percentage of units by type

TOTAL	GIA / NSA PROPOSED					
	GEA		GIA		NSA	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
Block A	1338.0	14,402	1195.0	12,863	872.0	9,386
Block B	864.0	9,300	708.0	7,621	708.0	7,621
Block C	330.0	3,552	277.0	2,982	212.0	2,282
TOTAL	2532.0	27254	2180.0	23466	1792.0	19289

percentage of units by type

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
					0
1					1
2					2
	1				1
3	1	0	0	0	4
75.0%	25.0%	0.0%	0.0%	0.0%	100.0%

3	1	0	0	4
75.0%	25.0%	0.0%		100.0%

Habitable Rooms	Bed Spaces
No.	No.
0	0
2	2
4	4
3	3
9	9

9	9
----------	----------

APARTMENT NUMBERS					
1 Bed 2P	2 Bed 3P (1 bath)	2 Bed 4P (2 baths)	3 Bed 5P (2 baths)	3 Bed 6P (2 baths)	TOTAL
No.	No.	No.	No.	No.	No.
15	1	0	0	0	16
0	0	8	0	0	8
3	1	0	0	0	4
18	2	8	0	0	28
64.3%	7.1%	28.6%	0.0%	0.0%	100.0%

18	10	0	28
64.3%	35.7%	0.0%	100.0%

Habitable Rooms	Bed Spaces
No.	No.
33	33
24	32
9	9
66	74

66	74
-----------	-----------

Employment	GEA		GIA	
	sq m	sq ft	sq m	sq ft
Retail A3	140.0	1,507	114.0	1,227
Office B1	45.0	484	39.0	420
Total	185.0	1,991	153.0	

Parking Spaces	23.0
Parking Ratio	0.82 spaces per unit
Average Hab Rooms per unit	2.36
Average Bed Spaces per unit	2.64

The NSA is the sum of the all of the GIAs of the individual apartments

The areas have been measured as shown on the following drawings: **P1-100_revPA; P1-101_revPA; P1-102_revPA; P1-103_revPA**

The areas are approximate and relate to the likely areas of the building at the current state of the design.

The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GIA/NSA

Any decisions to be made on the basis of these predictions, whether as to project viability,

pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construction methods and building tolerances.
4. Local Authority consents.

Appendix B: Utilities Search

Bhaskar, Aditya

From: Nash, Douglas <Douglas.Nash@barnet.gov.uk>
Sent: 18 November 2015 13:55
To: Parmenter, Jill; Statutory Enquiries
Subject: RE: PLANT ENQUIRY: LM 42202/JaR – Bittacy Hill, LONDON

To Statutory Enquiries Team,

Please note that in response to your enquiry, there is Highway Drainage within the public highway, but records of position / extent / route is unknown.

Regards

Doug Nash
Senior Engineer, Highways Drainage
London Borough of Barnet, Barnet House 11th Floor 1255 High Road, Whetstone London N20 0EJ
Tel: 020 8359 3041
Barnet Online: www.barnet.gov.uk
Please consider the environment - do you really need to print this email?



London Borough of Barnet is working with RE (Regional Enterprise) Ltd,
a new joint venture between the council and Capita plc.

From: Parmenter, Jill
Sent: 17 November 2015 14:04
To: Nash, Douglas
Subject: FW: PLANT ENQUIRY: LM 42202/JaR – Bittacy Hill, LONDON

FYI

Jill Parmenter

Property Support Officer

Property Services

Customer and Support Group

London Borough of Barnet, Barnet House, 1255 High Road, Whetstone N20 0EJ
Tel: 020 8359 7361
Barnet Online: www.barnet.gov.uk

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From: Statutory Enquiries [mailto:AtkinsStatutory.Enquiries@atkinsglobal.com]
Sent: 17 November 2015 13:51
To: National Plant Enquiry's; 'Environment agn'; 'Interoute'; 'plantenquiries@catelecomuk.com'; 'Global Crossing New'; 'OPBuriedServicesEnquiries@networkrail.co.uk'; 'Telenttelia.Plantenquiries@telent.com'; 'osp-team@uk.verizonbusiness.com'; 'plantenquiries@energetics-uk.com'; 'McNic'; 'nrswa@sky.uk'; 'mbnlplantenquiries@turntown.com'; delivery@arqiva.com; Parmenter, Jill; LULHVpowerassets@tfl.gov.uk; plantenquiries@tfl.gov.uk
Subject: PLANT ENQUIRY: LM 42202/JaR – Bittacy Hill, LONDON

Chrissy Elliott
Atkins Limited
The Hub
500 Park Avenue
Aztec West
Almondsbury
Bristol
BS32 4RZ



Plant Protection
National Grid
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@nationalgrid.com
Telephone: +44 (0)800 688588

**National Grid Electricity Emergency Number:
0800 40 40 90***

**National Gas Emergency Number:
0800 111 999***

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.nationalgrid.com

Date: 19/11/2015
Our Ref: NL_TE_Z5_3SL_197769-2
Your Ref: LM 42202 - LSBUD-151117-7673452
RE: Proposed Works, Bittacy Hill, LONDON

Thank you for your enquiry which was received on 19/11/2015.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of National Grid's network areas please see the National Grid website (<http://www.nationalgrid.com/uk/Gas/Safety/work/>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. National Grid will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) apparatus. This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact National Grid.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>).

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid's easements or wayleaves nor any planning or building regulations applications.

NGG and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the National Grid Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

National Grid Plant Protection Team

ASSESSMENT

Affected Apparatus

The National Grid apparatus that has been identified as being in the vicinity of your proposed works is:

- High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment
- Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)
- Electricity Transmission underground cables and associated equipment

Requirements

BEFORE carrying out any work you must:

- **Refer to the attached cable profile drawings (if any) which provide details about the location of National Grid's high voltage underground cables.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of National Grid apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

Dial Before You Dig Pipelines Guidance:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

Electricity Underground Cables Guidance:

<http://www.nationalgrid.com/NR/rdonlyres/1174F509-0F16-4B68-8CF6-63FE27919E0A/51895/ElectricityUndergroundCableguidance.pdf>

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www.nationalgrid.com/NR/rdonlyres/6D6525F9-59EB-4825-BA89-DBD7E68882C7/51319/EssentialGuidance.pdf>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: NL_TE_Z5_3SL_197769-2

View extent: 2890m, 1570m

Map not to be used for construction

Map 1 of 2 (GAS)

USER: RTD

LP MAINS 

This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. 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 this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

MAPS Plot Server Version 1.8.0

DATE: 19/11/2015

MP MAINS 




DATA DATE: 18/11/2015

IP MAINS 

REF: LM 42202 - LSBUD-151117-767

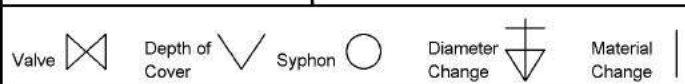
LHP MAINS 

NHP MAINS 

0m  200m
Approximate scale 1:10000
on A4 Colour Landscape

MAP REF: TQ2491

CENTRE: 524264, 191146



Requested by: Atkins Limited

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