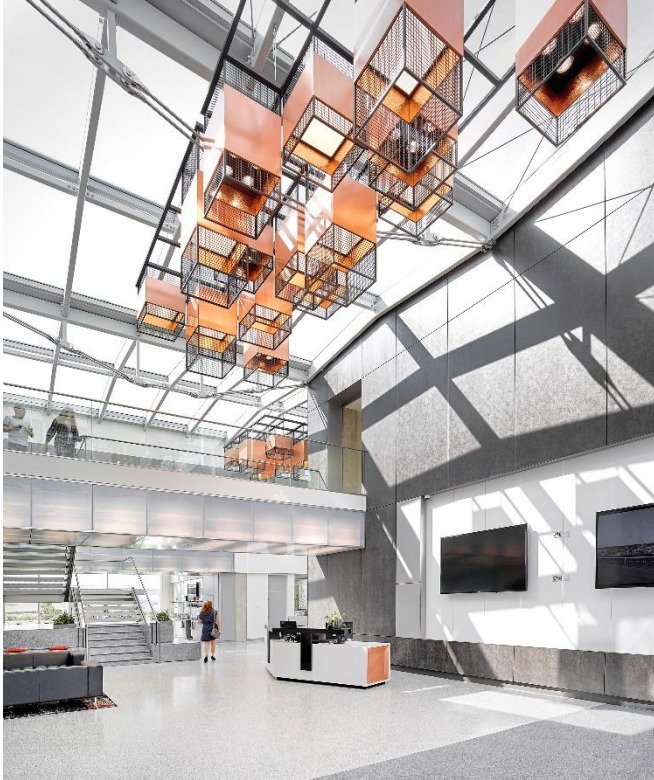


Cascades Leisure Centre

Utilities Statement



Issue No. 02

Date: 28th November 2022

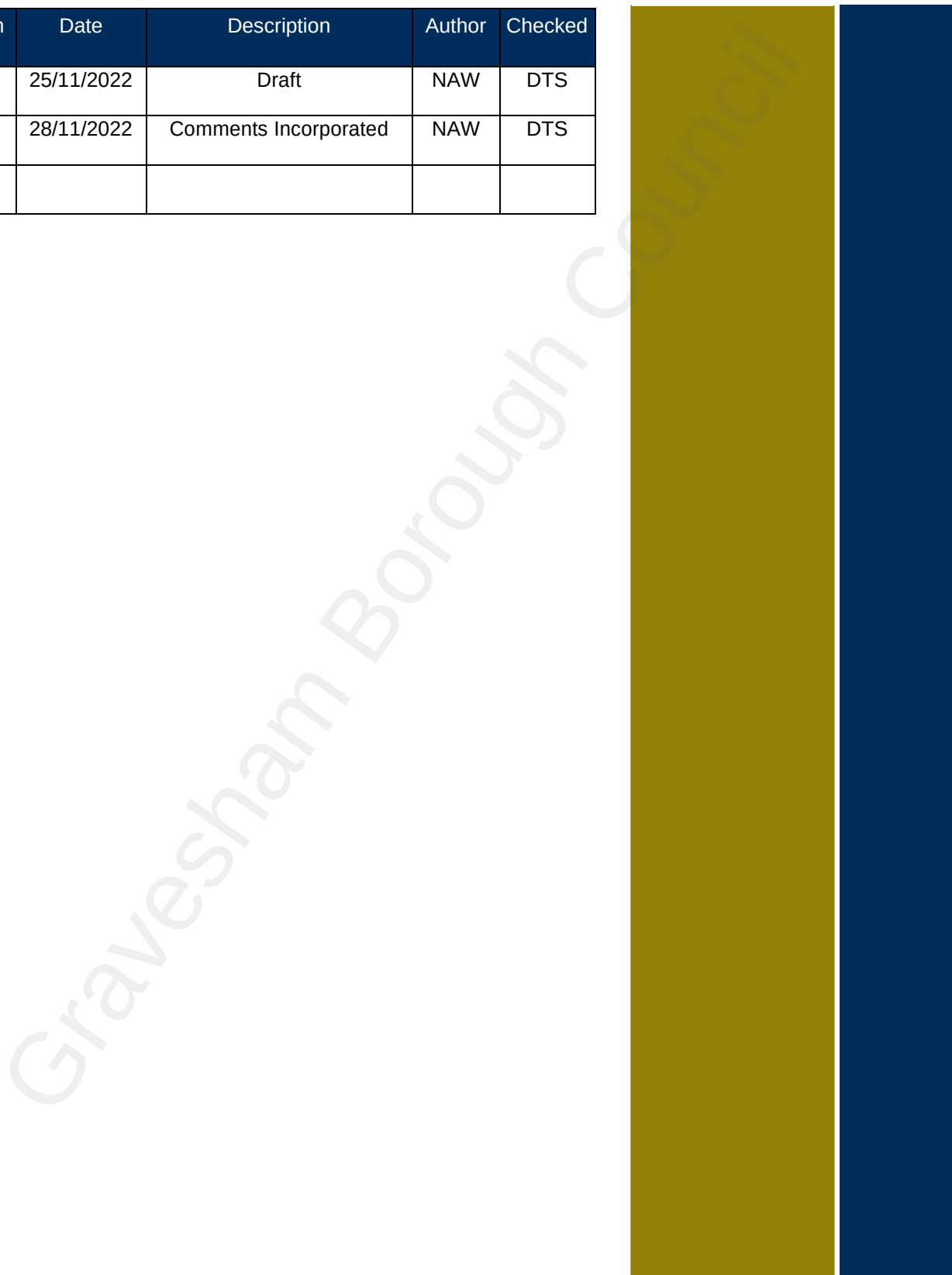
Ref: 2312-50-RPT-03

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Revision	Date	Description	Author	Checked
01	25/11/2022	Draft	NAW	DTS
02	28/11/2022	Comments Incorporated	NAW	DTS





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1.0 INTRODUCTION

The following report provides a technical statement on the proposed utilities for the subsequent planning submission for the development of Cascades Leisure Centre located in Gravesend in the south of England. The report identifies the proposals for the scheme and how to minimise the impact on the local greenbelt area where the site is to be located.



The building shown in the background of image above is the existing leisure centre, which was constructed in the 1960s & 70s. The proposal is for the existing building to be demolished & a new leisure centre to be built on the same site close-by, bringing the building & services up to modern efficiency standards. The new building is proposed to be built approximately where the existing carpark & treeline are in the foreground of the above image.

2.0 PROPOSALS

2.1 GAS

An enquiry has been made to Scotia Gas Networks (SGN) to discuss the provision of gas to the site. The enquiry is for a new 1100kW gas supply to serve the new leisure centre as a backup to the primary heat generating plant and equipment.

The primary heat generating system is proposed to be a combination of air source heat pumps and water to water heat pumps.

The new gas installation is intended to provide redundancy for the primary heat generators only to enable the continued operation of the building in the event of plant failure or required maintenance.

Scotia Gas Networks have been advised of the proposed gas loads and a suggested location of an external gas boundary meter kiosk.

Whilst Scotia Gas Networks haven't confirmed the availability of the gas load at the requested point of connection. The new connected load is expected to be less than the existing, we therefore do not foresee any issues with availability of supply.

Ongoing discussions are currently taking place to seek confirmation.

2.2 WATER

An enquiry has been made to Southern Water to discuss the provision of water to the site. The enquiry is for 7.22 litres per second as a peak demand flow rate and a new incoming water meter position for the building. Within the application we have also made allowance for water supply for firefighting purposes.

The new connected load is expected to be similar the existing, we therefore do not foresee any issues with availability of supply.

Ongoing discussions are currently taking place to seek confirmation.

2.3 ELECTRICITY

An enquiry has been made to UK Power Networks to discuss the provision of electricity to the site. The enquiry is for 800kVA as a maximum demand and a new sub-station dedicated to the new building.

Confirmation has been received that there is adequate capacity in the network and a point of connection identified on plan.

The sub-station serving the existing Cascades leisure centre will be de-commissioned once the

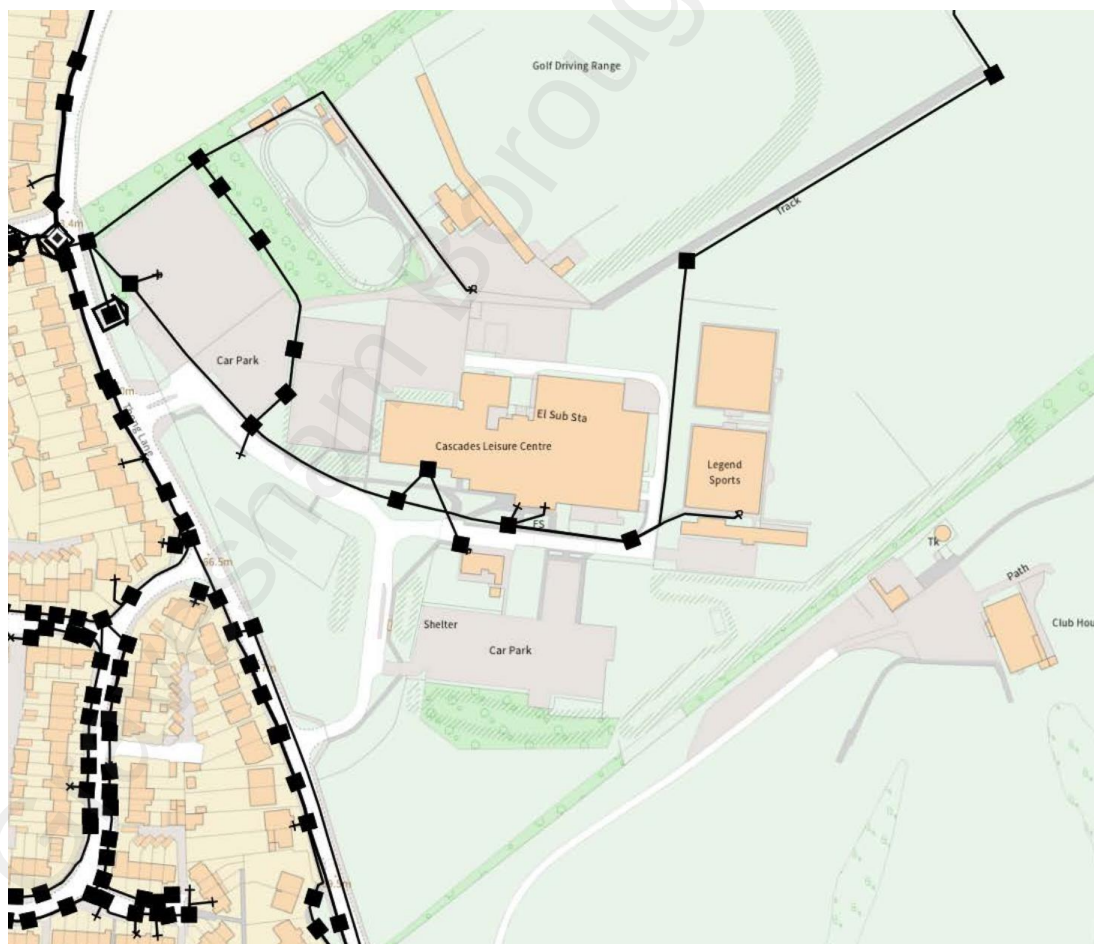
new building is complete. The existing sub-station does not supply electricity to any adjacent properties.

2.4 TELECOMMUNICATIONS

A site wide duct network will be provided throughout for the installation of BT fibre optic cables and an alternative provider as a client choice. We note that Virgin media have services in the area so this may provide an alternative for consideration

Details of the proposed fibre optic installation will be agreed once the chosen specialist has been appointed, but there are a number of options available.

The existing asset maps have been obtained from BT Openreach services and are shown below, they show services running through the site, potential changes to levels as part of the landscaping works will require careful consideration and may require attendance and protection, though diversions are not envisaged.



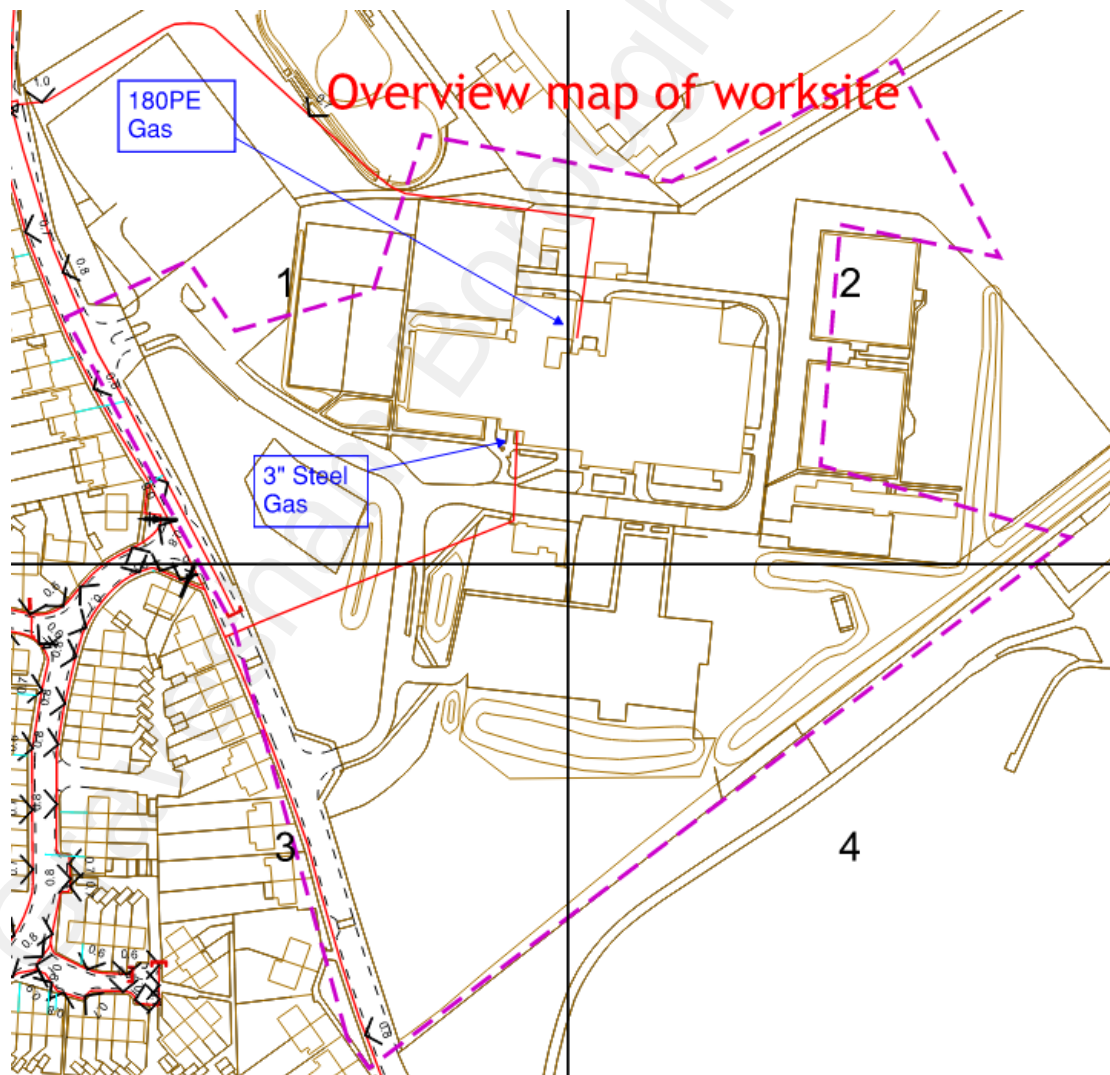
3.0 POTENTIAL DIVERSIONS

3.1 GAS

The Scotia Gas Networks (SGN) record plan shown below indicates 2No existing gas supplies to the existing leisure centre building.

The existing 180PE gas supply to the north of the site will be required to be stripped out as part of the demolition of the Cascades building and will remain operational until this point.

The 3" steel gas supply may require a diversion as it appears to be within the footprint of the new development. This is currently under review with Scotia Gas Networks. This supply does not feed any off site buildings, it currently serves the existing cascades only.



3.2 ELECTRICITY

The UK Power Networks record plan shown below indicates some abandoned cables and also a low voltage supply along the existing road to Legend Sports.

The existing substation will be required to be stripped out as part of the demolition of the Cascades building and will remain operational until this point.

The existing low voltage supply may require a diversion, protection or lowering as it appears to be within the footprint of the new development. This is currently under review with UK Power Networks.

