

MAX FORDHAM

University College
School, Hampstead

Utilities Statement

15th December 2023

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ISSUE HISTORY

Issue	Date	Description
P01	08/12/2023	Planning Draft
P02	15/12/2023	Planning Issue

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1.0 INTRODUCTION

This Utilities Statement has been prepared by Max Fordham LLP on behalf of University College School (the 'Applicant') in support of an application for full planning permission for Project 200 at University College School, Hampstead (the 'Site') within the jurisdiction Camden London Borough Council ('CLBC').

The development is part demolition, part redevelopment and extension to provide a building of ground and first floor, reinstated and raised tennis courts on the roof, and new / enhanced surrounding landscape areas, accommodating education (class F1) and performance use, and associated ancillary spaces.



Figure 1: University College School (UCS), Hampstead site location plan

Note: refer to the Civil Engineer and Landscape Architect's design documentation for further information on the below ground drainage utility service and surface water drainage systems.

2.0 SITE UTILITIES

2.1 Electrical Utilities

The electrical utility infrastructure local to the proposed development is owned and operated by UK Power Networks (UKPN). High-voltage (HV) cables run beneath the road and footway / pavement on Frognaal with multiple 11kV below ground cables routing into the site.

There are two existing active substations on the UCS site, both owned and operated by UKPN who have recently surveyed the substations to confirm function, size, and available capacity. One of these substations is dedicated to the school site with a transformer rated at 1200 kVA. The other is a Networked TC serving local infrastructure (e.g. supplying other nearby properties) with a transformer rated at 500 kVA.

The existing UKPN service for the school site is rated at 1000A. The previous Maximum Power Requirement (MPR) in place for this service was 360 kVA, however, this has now been increased to accommodate the proposed development. An 'Acceptance of Notice' form between the school (UCS) and UKPN is now in place for this increased maximum capacity of 580 kVA (ref no. 8500271899).

The existing LV supply to the Giles Slaughter Wing is from a sub-main switch panel in the 'South Block'. This will be removed and replaced by a dedicated supply to P200 routing below ground from the main site switch panel in the school's substation building.

2.2 Water Utilities

The clean water utility infrastructure local to the proposed development is owned and operated by Thames Water. The mains water pipework routes under roads adjacent to the UCS site, Frognaal and Arkwright Road, with various customer supplies branching into different school buildings.

The proposed scheme will strip back and reuse the existing clean water supply to the Giles Slaughter Wing. As there are no showers, commercial kitchens, or other high water consumption facilities included in the development, the existing water supply does not need to be enhanced.

2.3 Gas Utilities

There are also existing low-pressure gas main pipes routing below Frognaal and Arkwright Road with existing gas connections into the UCS site. The proposed development will not require a gas supply so any gas pipework running within or serving the Giles Slaughter Wing, Fives Courts, and Maintenance Shed will be safely isolated, de-gassed, and stripped out. Existing gas pipework to other buildings on the school site will be retained and kept live, as necessary, to avoid any disruption to the school's operation.

The Contractors working on the new development will carry out surveys of all below ground services within the construction zone and be aware at all times of the risks associated with working in the vicinity of live gas pipework and electrical cabling.

2.4 Telecoms / Data Utilities

There are existing telecommunications and data services to the UCS site managed by BT Openreach and Virgin Media with telecoms / data cablework generally routing within ducts below the surrounding streets.

It is not currently anticipated that the proposed development will require any new telecoms / data connections. Instead, it will use existing utility connections with enhanced data / IT infrastructure within the building (e.g. a new comms room and distribution equipment).

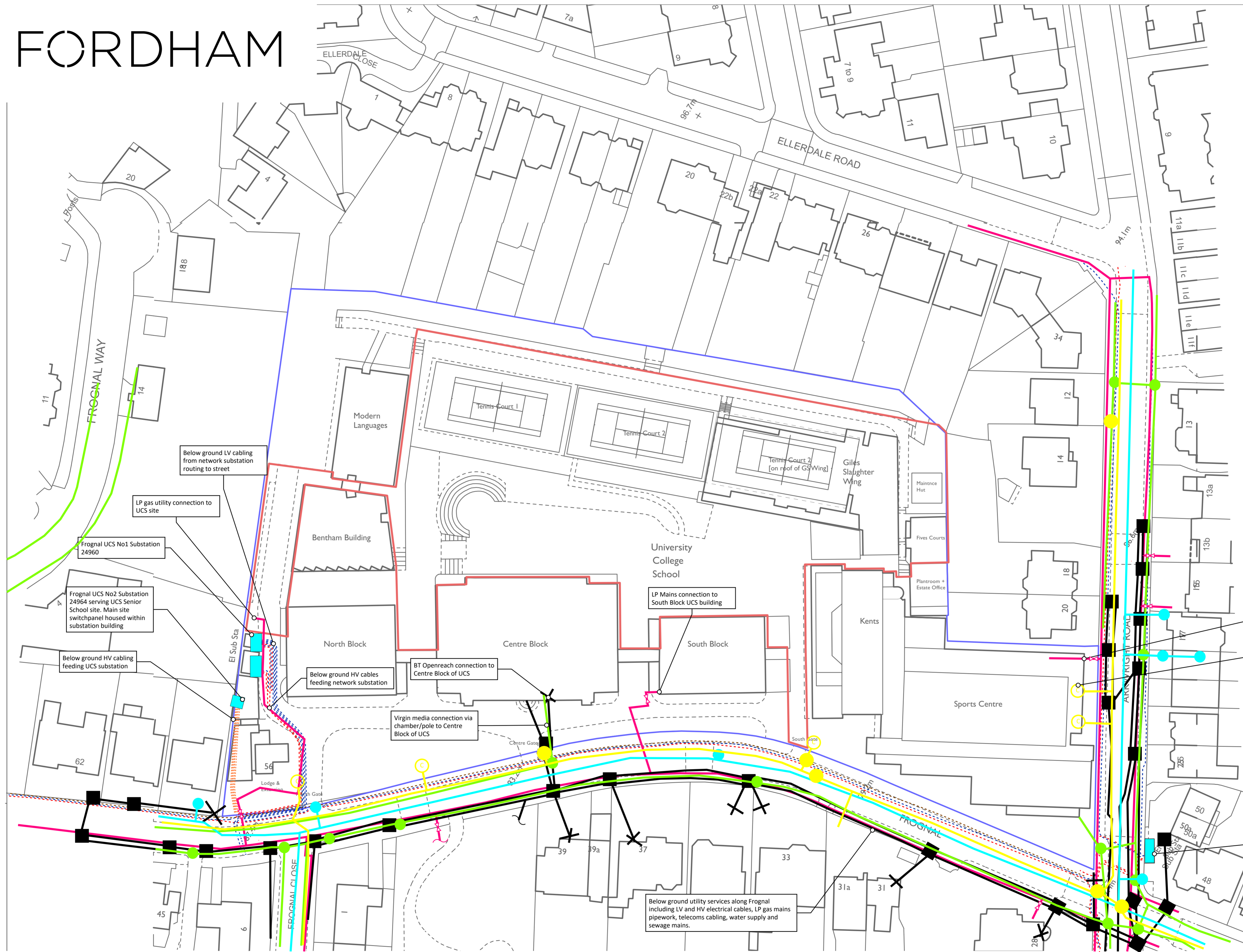
2.5 Other Utilities

A Groundwise desktop utility search of the surrounding area describes various utilities / plant / equipment local to the site, but these are not deemed to affect or be affected by the proposed development. The full Groundwise report is available upon request if further information is required.

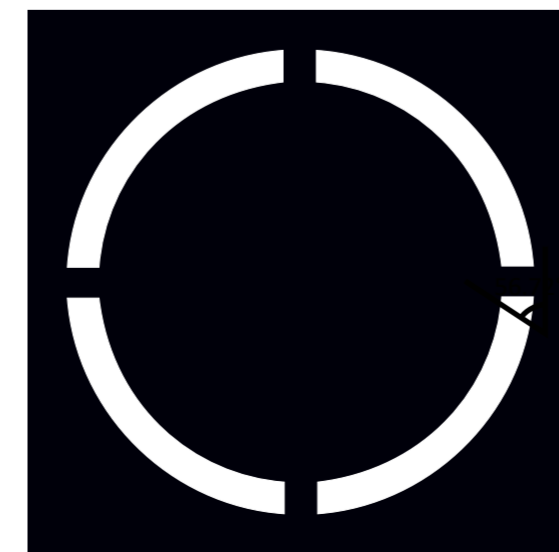
3.0 APPENDICES

3.1 Appendix I – Combined Utility Services Site-Wide Layout

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- KEY**
- Low Voltage (LV) Cable
 - High Voltage (HV) Cable
 - Low Pressure (LP) Gas
 - BT Openreach
 - BT Box
 - Virgin Media
 - Chamber / Pole
 - Sewage
 - Manhole Cover
 - Water
 - Customer Water Supply
 - Water Hydrant



project
UCS Project 200

job number **7271** project leader **TB** issue date **15/12/2023**

status code **S2** revision **P01** status description **For Information**

sketch title
**Combined Utility Services
Site Layout**

scale at A1
1 : 500

project code	originator	volume	level	type	role	number
J7271	- MXF -	XX -	00 -	DR -	J -	30000