



# 100, Chalk Farm Road

## Existing Utilities and Budget Costs Report

*Prepared for: Regal Chalk Farm Ltd*

*11494-STATS-01*

*Draft 01*

*26<sup>th</sup> October 2022*



**WHITECODE**  
CONSULTING

# CONTENTS

1.0	Introduction.....	4
2.0	Executive Summary .....	5
3.0	Existing Utilities.....	7
4.0	Gas.....	11
5.0	Electric .....	13
6.0	Water .....	15
7.0	Telecoms.....	19
	Appendix A – Recommended Positioning of Utility Apparatus in a 2 metre Footway .....	22

**Revisions:**

Rev No:	Date:	Status/Comments	Prepared by:	Checked by:
Draft	26/10/22	Draft for review	JS	DW

## 1.0 Introduction

This report details the existing utilities located in the vicinity of the proposed new development and budget costs for both new supplies and utility alterations as provided by the utility network operators.

The information contained within this report is not only based upon proposed plans for the development and associated reports supplied by the client, but on the asset plans provided by the utility owners relating to the location, structure and configuration of their existing plant, as sourced by Whitecode Consulting Limited.

The report is based solely on desktop research and analysis of the aforementioned information.

## 2.0 Executive Summary

This report contains information acquired and produced by the Statutory Authorities Negotiators (Stats Team). Our Stats Team plays an essential role in providing the vital transition from design stage to the handover of quotes and estimates for programming at site level.

The report presents for the proposed mixed use, office and residential, redevelopment of the site currently known as 100, Chalk Farm (the Site). The full Site address is 100 and 100A, Chalk Farm Road, Chalk Farm, London NW1 8EH and is located next to Camden's famous Roundhouse Grade II listed performing arts and concert venue within the London Borough of Camden.

Location Reference E: 528304, N: 184304

The existing Site consists of a number of 1970's office buildings with surface and underground car parks to the rear. The Site was previously home to Housing Association, One Housing, and is approximately 0.3 hectares in area. It is flanked by Chalk Farm Road to the north, from where it is accessed, the Roundhouse events venue to the west, Morrison's Market Kitchen to the east and the North London railway viaduct to the south – please see *Fig: 1*.

Based on Option D, the current proposal for the redevelopment of the Site consists of offices to front Chalk Farm Road totalling an area of 16,283 sqm and housing to the rear. The current housing proposal is for 254no. student accommodation units and 48no. 1, 2 and 3 bed affordable housing apartments totalling 302no. residential units – please see *Fig: 2*.

Fig: 1 - Site - Existing Site - 100 and 100A, Chalk Farm Road, Chalk Farm, London NW1 8EH

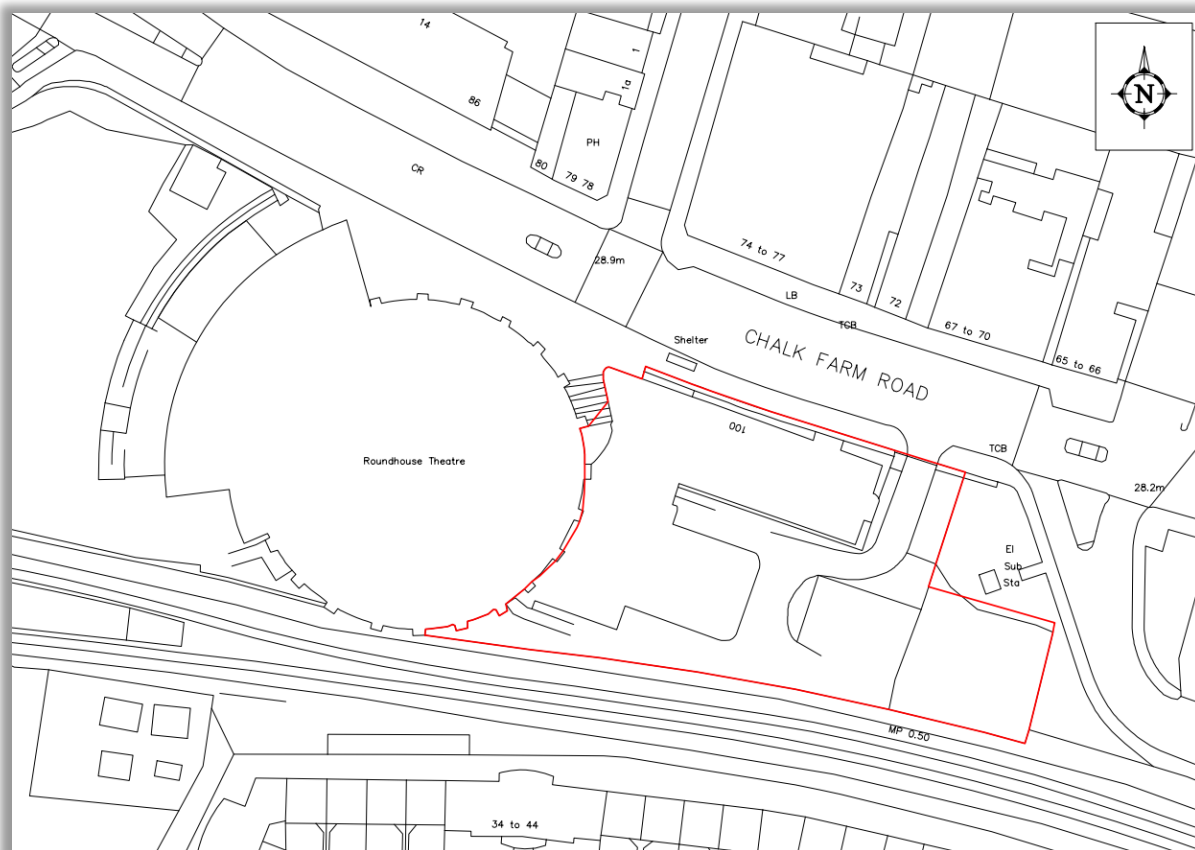
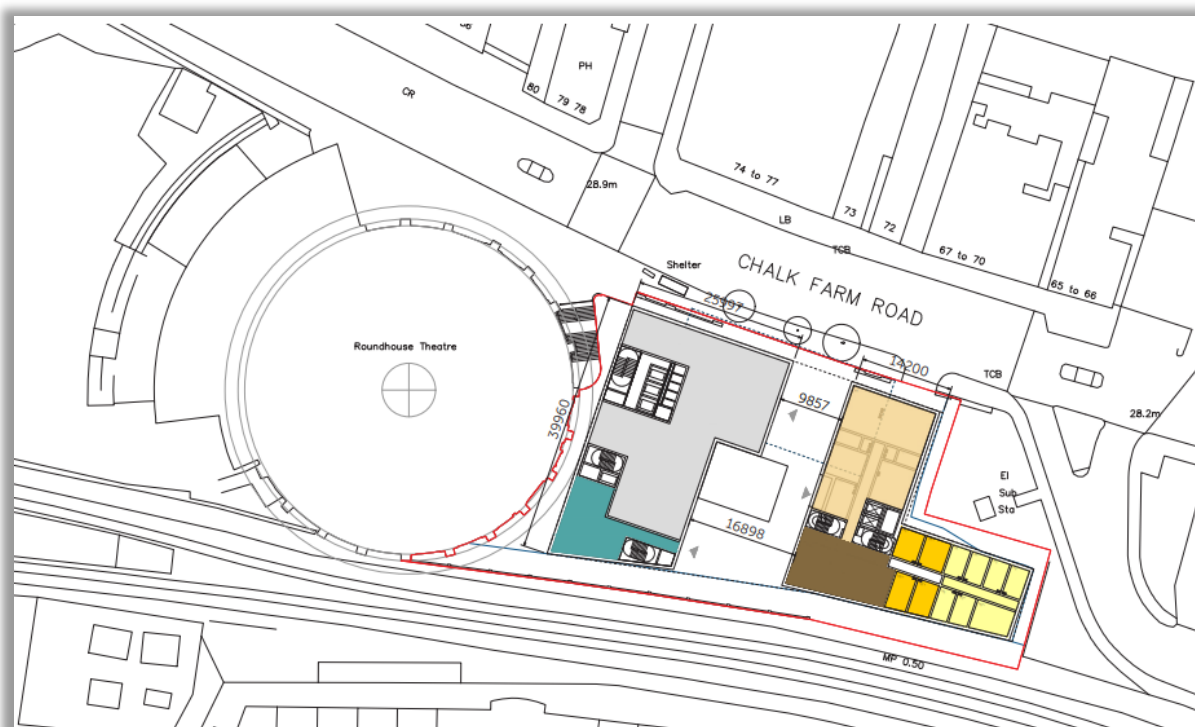






Fig: 2 - Site - Proposed Development - 100, Chalk Farm Road, Chalk Farm, London NW1 8EH



## 3.0 Existing Utilities

The existing infrastructure records for all the utilities in the vicinity of the site boundary were primarily provided by Regal Chalk Farm Ltd, with responses received between June and October 2022. This was to establish the impact that any identified apparatus would have on the proposed new development, or vice versa, both within and outside the site boundary. The responses from the relevant utility owners are detailed on the following pages.

The following table summarises definitions for the status of responses received from utility companies and provides recommended next steps:

Symbol	Status	Definition	Recommendation
	Not affected	Utility company is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.	There should be no further need to consult with the utility company, based on the information provided.  However, appropriate detection and verification should be undertaken before any works are commenced.
	Present but not affected	Utility company is not expected to be affected by any work carried out in the area searched, however records indicate their plant is in close vicinity to the area searched.	There should be no further need to consult with the utility company, based on the information provided.  However, appropriate detection and verification should be undertaken before any works are commenced.
	Affected	Utility company is expected to be affected by any work carried out in the area searched, as their asset records indicate their plant is located within or close to the area searched.	We would advise you to consult with the utility company as soon as possible and in any event prior to carrying out any works.  Further on-site detection and verification should be undertaken before any works are commenced.
	No response received	At the date of issuing this report no response has been received from the utility company.	Exercise caution when planning or conducting further work.  It must always be assumed that assets are present.

## GAS

- ☒ Cadent Gas
- ☒ National Grid Gas plc



## ELECTRIC

- ☒ UK Power Networks (UKPN)
- ☒ ESP Utilities Group (ESP)
- ☒ National Grid Electricity Transmissions





## WATER

- ✓ Thames Water – Clean
- ✓ Thames Water - Waste




## TELECOMS

- ✓ Openreach
- ✓ Virgin Media
- ✗ CityFibre
- ✗ Zayo Group



## MULTI UTILITY

## OTHER

 Transport for London - Transport





## GAS

Incumbent  
Distribution  
Network Owner:  
**Cadent Gas**

Emergency  
Number:  
**0800 111 999**  
**24 HOURS A DAY**

### 4.0 Gas

The incumbent gas Distribution Network Owner is **Cadent Gas**.

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing pipework. If confirmed present, any gas mains located will need to comply with current policy to maintain a minimum carriageway depth of 750mm and a minimum footpath depth of 600mm. A gas service pipe should be laid with a minimum depth of cover of 375mm in private ground and 450mm in highways.

**Offsite:** The existing Cadent Gas records show a 24" Cast Iron (CI), Low Pressure (LP) distribution main running within the nearside kerbline of the carriageway of Chalk Farm Road to the north of the Site – please see *Fig: 3*.

**Offsite Diversions – NOT ANTICIPATED** - There are no proposed new vehicular site entrances from Chalk Farm Road into the Site so no diversions (lowering of pipework within the adjacent footpath) are anticipated.

**Onsite:** No gas distribution mains are shown within the site boundary however as service pipes, valves, syphons and stub connections etc are not typically included on existing asset plans, these should be anticipated until confirmed otherwise.

**Onsite Disconnections – ANTICIPATED** - The presence of any existing gas service connections will need to be verified. Gas meters and associated pipework should be evident within the existing buildings if gas is confirmed present.

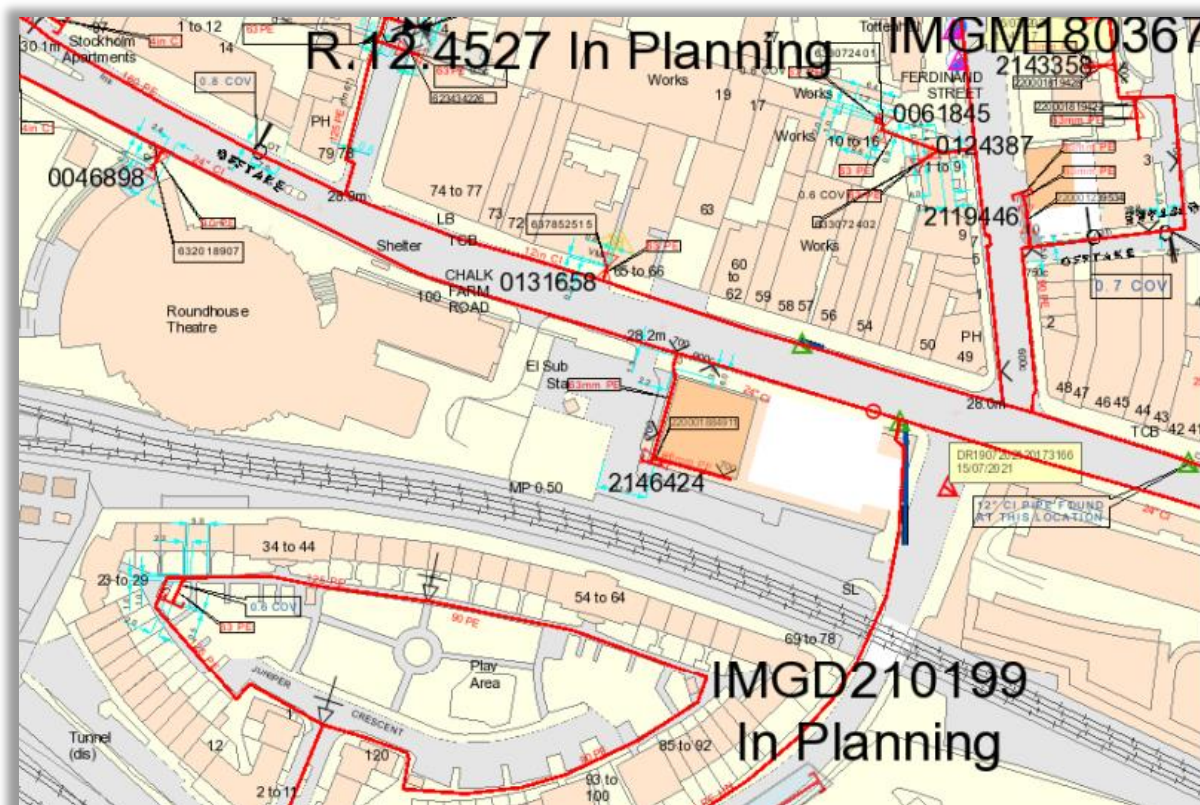


## GAS



WHITECODE  
CONSULTING

Fig: 3 – Cadent Gas existing network map (Source: Regal Chalk Farm Ltd)



Some examples of plant items:

Valve



Depth of  
Cover



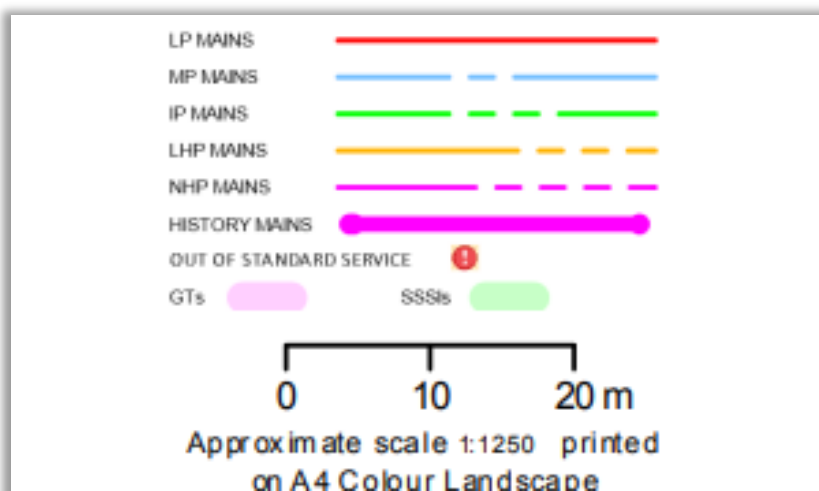
Syphon



Diameter  
Change



Material  
Change





## GAS



WHITECODE  
CONSULTING

### 4.1 Indicative costs

#### Diversions / Alterations

Not anticipated.

#### Disconnections

If confirmed present, it would be prudent to set aside £2,000 for each gas service disconnection.

#### New Supplies

Not applicable - all electric scheme.



## ELECTRIC

Incumbent  
Distribution  
Network Owner:  
**UK Power  
Networks (UKPN)**

Emergency or  
Power Supply  
Issues Number:  
**0800 056 5866**  
**EMERGENCY – If**  
**you damage a**  
**cable or line**  
**Phone 0800 783**  
**8838 (24hrs)**  
**URGENTLY - 24**  
**HOURS A DAY**

## 5.0 Electric

The incumbent electric Distribution Network Owner is UK Power Networks (UKPN).

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing cables. If confirmed present, any electric cables located will need to comply with current policy to maintain a minimum carriageway depth of 750mm (HV) and 600mm (LV) and a minimum footpath/verge depth of 600mm (HV) and 450mm (LV). An electric service pipe should be laid with a minimum depth of cover of 450mm in private ground, 450mm in footpaths/verges and 600mm in carriageways.

**Offsite:** The UKPN existing records show a substation (Chalk Farm Rd, Camden Goods Yd - 21348), and associated cables, located just outside the site boundary to the east of the Site. A High Voltage (HV) network and several Low Voltage (LV) cables are shown within the search area of the Site boundary however these are not anticipated to affect the planned building footprint – see Onsite Diversions. The existing plans also show several HV and LV cables running within the nearside kerbline of the carriageway of Chalk Farm Road to the north of the site – please see *Fig: 4*.

**Offsite Diversions – NOT ANTICIPATED** - There are no proposed new vehicular site entrances from Chalk Farm Road into the Site so no diversions (lowering of cables within the adjacent footpath) are anticipated.

**Onsite:** HV and LV cables are shown on the existing asset plans to encroach the corner of the site boundary at the eastern perimeter. Google maps however shows that the highways in this area have since been reconfigured to facilitate the new Morrison's Market Kitchen store.

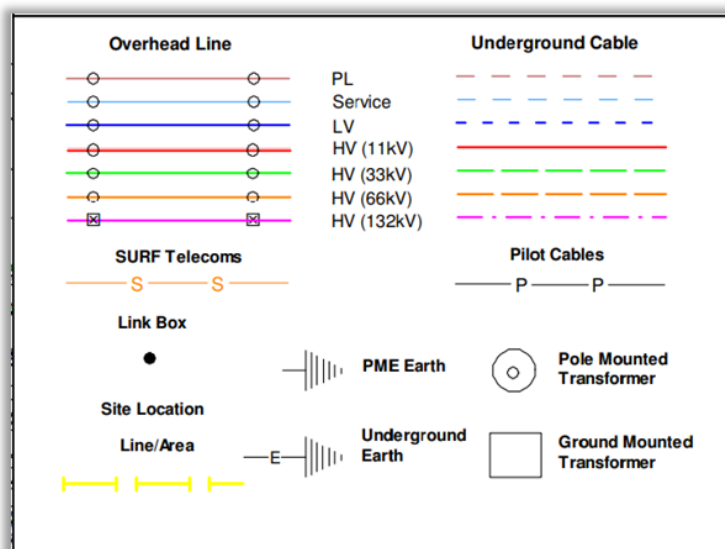
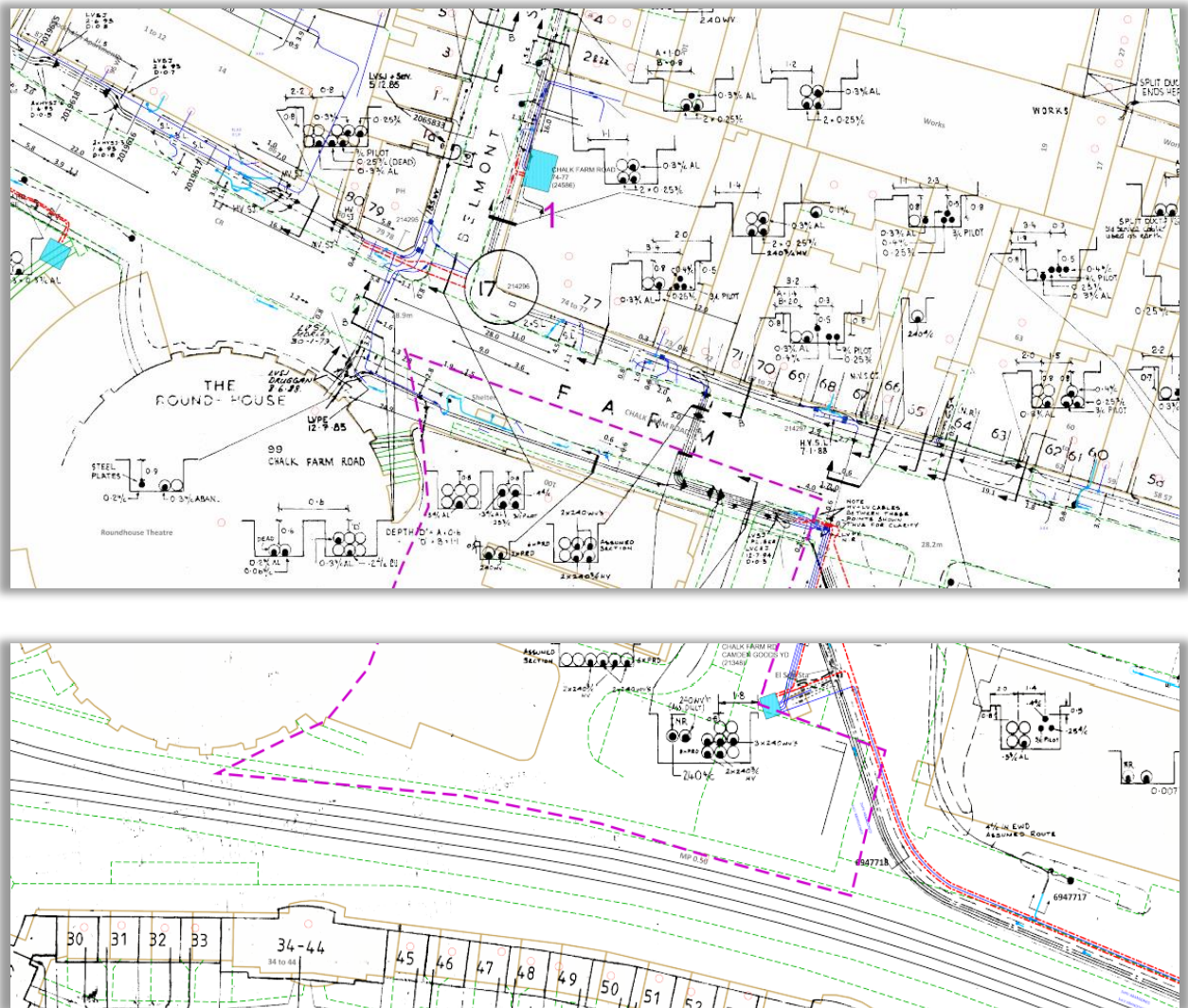
**Onsite Diversions – ANTICIPATED** – Although it is very doubtful that these cables fall within the site boundary, a GPR survey and/or trial holes are recommended in this area to confirm.

**Onsite Disconnections – ANTICIPATED** – The existing records show 2no. service connection points within the existing premises. There could potentially be more. These will require either disconnecting, reutilising as a permanent supply if deemed suitable, or reutilised as the Site Temporary Building Supply (TBS). Electric meters and associated cables should be evident within the existing buildings if electric is present onsite.





Fig: 4 – UK Power Networks existing network map (Source: UKPN)





## ELECTRIC

### 5.1 Indicative costs

#### Diversions / Alterations

An onsite survey is required to ascertain any existing UKPN apparatus within the site boundary. Once confirmed, a budget cost can be sought if required.

#### Disconnections

Each electric service disconnection is expected to cost in the region of £2,000.

#### New Supplies

A budget quote will be procured from UKPN once the electric loads are finalised.





## WATER

Clean Water  
Incumbent  
Distribution  
Network Owner:  
Thames Water  
(TW)

Emergency  
Number:  
0800 316 9800  
or Facebook and  
Twitter – 24  
HOURS A DAY  
and 365 DAYS A  
YEAR

## 6.0 Water

### 6.1 Clean

The incumbent clean water Distribution Network Owner is **Thames Water (TW)**.

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing pipework. If confirmed present, any clean water pipes located will need to comply with current policy to maintain a cover of between 900mm and 1200mm. A water service pipe must be laid with a minimum depth of cover of 750mm and maximum depth of 1200mm in both private ground or public highways.

**Offsite:** The Thames Water existing clean water records show a single distribution main running within the farside kerb line of the carriageway of Chalk Farm Road. The size of this main varies along the length of the highway however immediately in front of the site perimeters, the main is shown to be 160mm Polyethylene (PE) – please see *Fig: 5*.

The existing TW plans also show several single hydrants primarily located on the farside of the Chalk Farm Road carriageway.

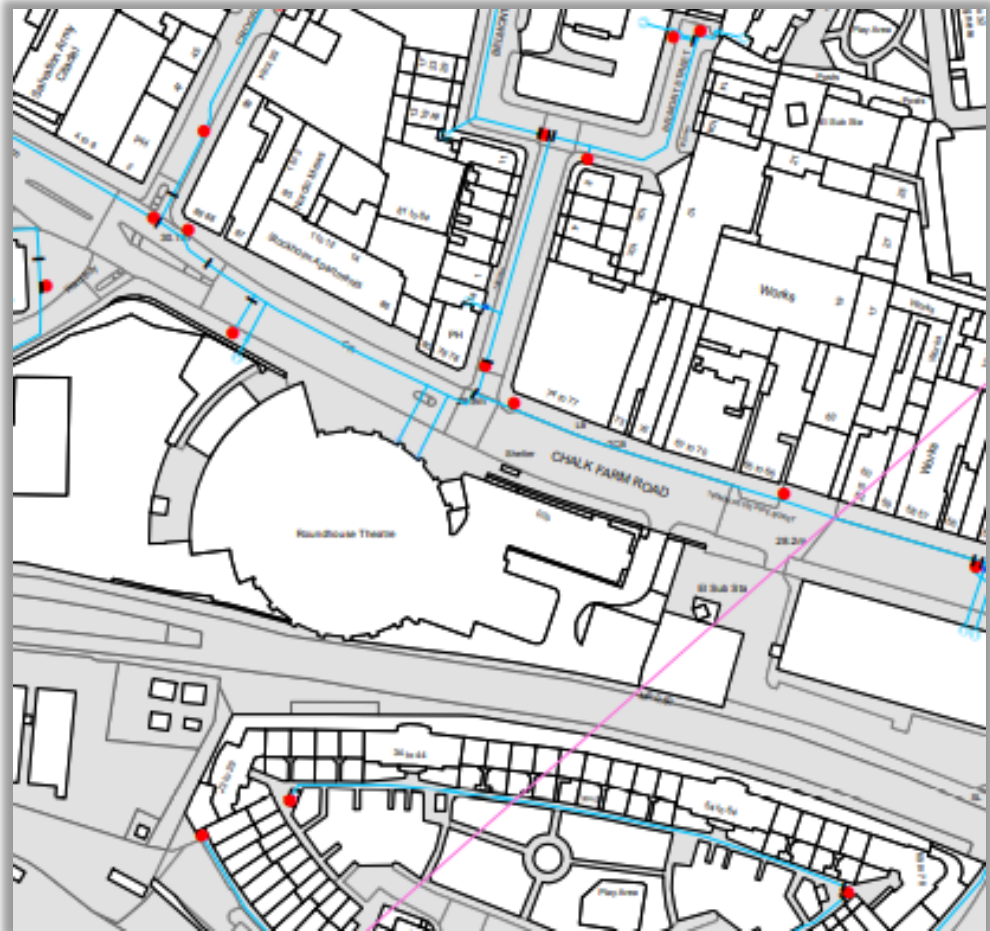
**Offsite Diversions – NOT ANTICIPATED** - There are no clean water distribution mains shown within the nearside footpath of Chalk Farm Road so no diversions (lowering of pipework within the adjacent footpath) are anticipated.

**Onsite:** No water distribution mains are shown within the site boundary however as service pipes, valves, syphons and stub connections etc are not typically included on existing asset plans, these should be anticipated until confirmed otherwise.

**Onsite Disconnections – ANTICIPATED** – The presence of any existing water service connections will need to be confirmed. If present, these can either be disconnected, reutilised as a permanent supply, if deemed suitable, or reutilised as the Site Temporary Building Supply (TBS).



Fig: 5 – Thames Water existing clean water network map (Source: Thames Water)





## WATER



WHITECODE  
CONSULTING

### 6.1.2 Indicative Costs

#### Diversions / Alterations

Not anticipated.

#### Disconnections

Thames Water have been contacted to provide a budget cost to disconnect any existing service connections not shown on the existing records. TBC.

#### New Supplies

Thames Water do not provide new supplies budget quotes.



## WATER



WHITECODE  
CONSULTING

Waste Water  
Incumbent  
Distribution  
Network Owner:  
Thames Water  
(TW)

Emergency  
Number:  
0800 316 9800  
24 HOURS A DAY

### 6.2 Waste

The incumbent waste water Distribution Network Owner is **Thames Water (TW)**.

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing pipework. If confirmed present, any waste/sewer water pipes located will need to comply with current policy to maintain a standard carriageway depth to be confirmed by TW. Major trunk sewers and sewer tunnels will not be diverted. TW will need to be contacted directly in each instance to advise how to proceed.

Foul sewers are designed to convey wastewater from domestic and industrial sources to a treatment works. The surface water mains are designed to convey surface water (e.g. rainwater from roofs, yards and carparks) to rivers or watercourses.

**Offsite:** The TW asset plans show a combined sewer (foul and surface water) running west to east within the carriageway of Chalk Farm Road – please see *Fig: 6 and Fig: 7*.

**Offsite Diversions – NOT ANTICIPATED** - There are no waste water distribution sewers shown within the nearside footpath of Chalk Farm Road so no diversions (lowering of pipework within the adjacent footpath) are anticipated.

**Onsite:** There is no TW waste water pipework shown within the boundary of the proposed new Site however private sewage disposal systems such as cesspits will need to be anticipated.

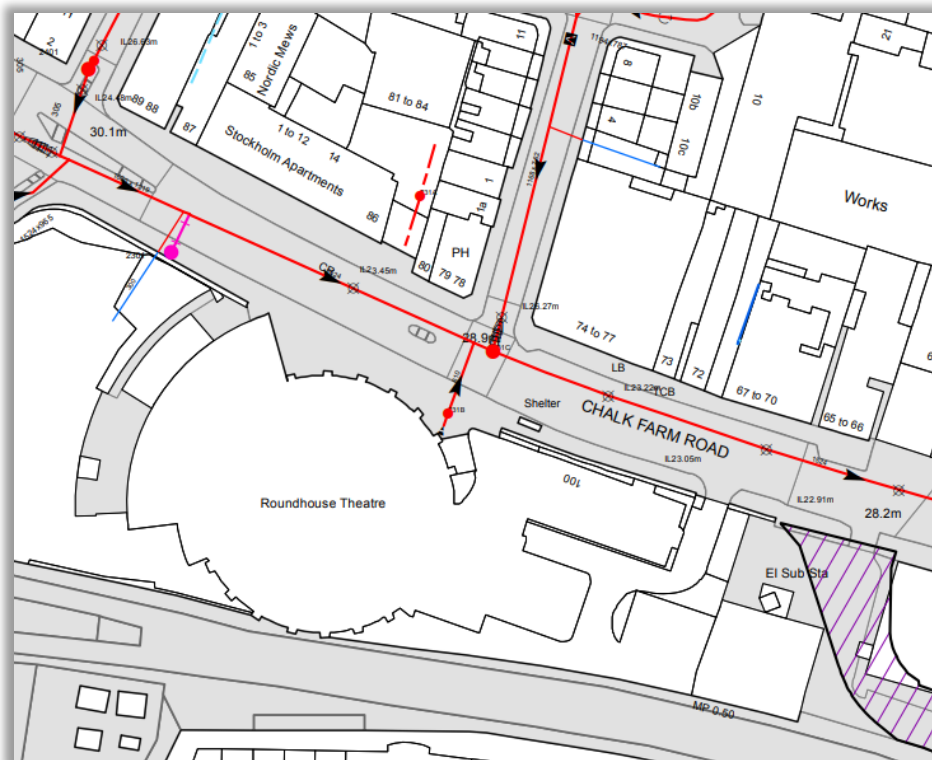
**Onsite Diversions – NOT APPLICABLE** – Any sewers within the Site will be subject to a 'Build Over Agreement' with TW rather than be diverted. TW have confirmed in principle that construction above the Thames Lee Sewer Tunnel is possible subject to successful TW approval and the various engineering considerations that are needed to obtain this. TW to be contacted directly.

**Onsite Disconnections – ANTICIPATED** – The presence of any existing waste water service connections will need to be verified. If present, these can either be disconnected or reutilised as part of the permanent waste water network, if deemed suitable.

N.B. Whitecode Consulting Ltd only deal with clean water networks. Any waste water/sewer alterations will be the responsibility of the Civil Engineer instructed on this project.

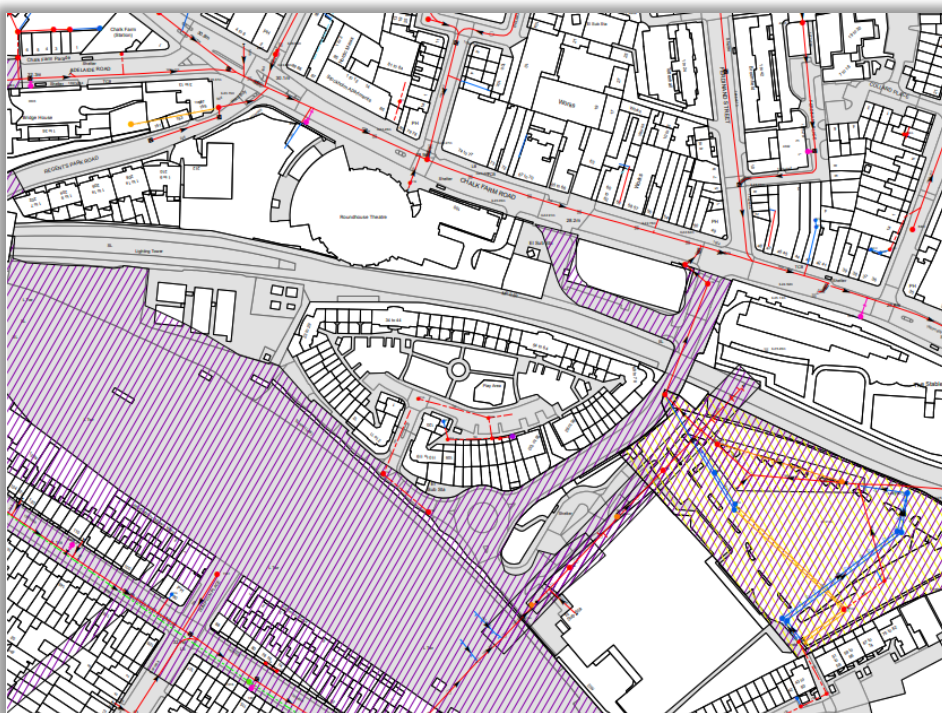


Fig: 6 – Thames Water existing waste water network map (Source: Thames Water)



Thames Water have confirmed that the purple hatching on the following mapping is an area which Developer Services have hatched for their records only, as a survey drawing, and does not affect the pipes in the area.

Fig: 7 – Thames Water existing waste water network map (Source: Thames Water)





## TELECOMS

Incumbent  
Distribution  
Network Owner:  
Openreach

Unsafe, Damaged  
or Vandalised  
Equipment:  
0800 023 2023  
(OPTION 1)

## 7.0 Telecoms

### 7.1 Openreach

The incumbent comms Distribution Network Owner is Openreach.

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing apparatus. If confirmed present, any cables located will need to comply with current policy to maintain a minimum carriageway depth of 450mm and a minimum footpath/verge depth of 250mm. Openreach service pipes should be laid with a minimum depth of 250mm.

**Offsite:** The Openreach existing records show a good network of underground ducts, joint boxes, and manholes in the vicinity of the site boundary. The plans show a couple of duct routes running directly in front of the Site boundary within the nearside footpath of Chalk Farm Road where a number of joint boxes and manholes are located. – please see *Fig: 8*.

**Offsite Diversions – NOT ANTICIPATED** - There are no proposed new vehicular site entrances from Chalk Farm Road into the Site so no diversions (lowering of cables within the adjacent footpath) are anticipated.

**Onsite:** A single Openreach duct route (possibly two) looks to encroach the Site boundary from a joint box/kiosk to the north eastern edge of the Site. This route travels within the Site and within the confines of the Roundhouse venue to the west.

**Onsite Diversions – ANTICIPATED** – The Openreach ducts shown to pass through the Site boundary also encroach the Roundhouse perimeters next door. These cables will therefore require diverting rather than disconnecting as they feed a 3<sup>rd</sup> party venue. A GPR survey and/or trial holes are recommended in this area to confirm the exact location of Openreach apparatus.

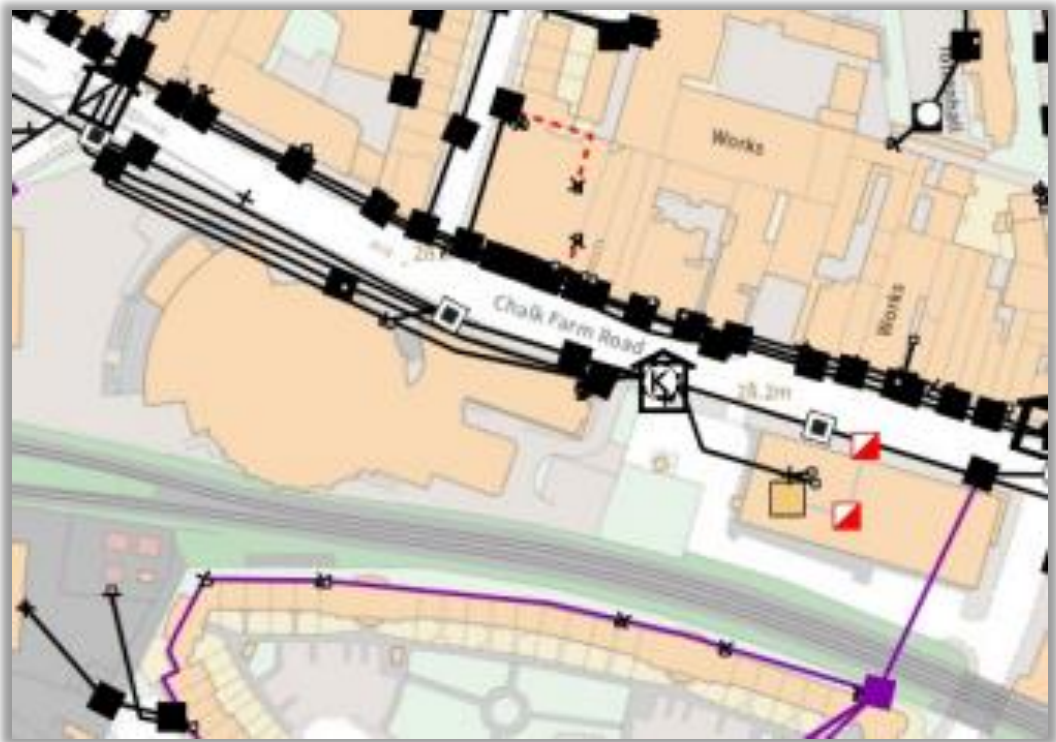
**Onsite Disconnections – ANTICIPATED** – The presence of any existing Openreach service connections will need to be confirmed. Where present, these will need to be disconnected in favour of a full fibre network to the proposed new development.





## TELECOMS

Fig: 8 – Openreach existing network map (Source: Regal Chalk Farm Ltd)



KEY TO BT SYMBOLS			Change Of State	+	Hatchings	
	Planned	Live	Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building		Inferred	
Box			Kiosk		Duct	
Manhole			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.			
Cabinet						
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		



## TELECOMS

Independent  
Distribution  
Network Owner:  
Virgin Media

Unsafe, Damaged  
or Vandalised  
Equipment:  
0333 000 5925

### 7.2 Virgin Media

The independent comms Distribution Network Owner is Virgin Media.

Please note: Asset plans are indicative, and the accuracy of any existing infrastructure cannot be guaranteed. It would be prudent to check either by ground penetration radar (GPR) and/or trial holes to verify the true location of any existing apparatus. If confirmed present, any cables located will need to comply with current policy to maintain a minimum carriageway depth of 450mm and a minimum footpath/verge depth of 250mm. Virgin Media service pipes should be laid with a minimum coverage of 250mm.

**Offsite:** The Virgin Media existing records show a good network of underground ducts, chambers and cabinets in the vicinity of the site boundary. The records show a couple of duct routes running within the Chalk Farm Road carriageway directly in front of the Site boundary. One is within the farside of the carriageway whilst the other looks to be within the nearside kerb. A chamber located within the footpath (FW6) is shown to connect directly to 100A, Chalk Farm Road on the north west of the Site – please see *Fig: 9*.

**Offsite Diversions – NOT ANTICIPATED** - There are no proposed new vehicular site entrances from Chalk Farm Road into the Site so no diversions (lowering of cables within the adjacent footpath) are anticipated.

**Onsite:** A Virgin Media service connection is shown on the asset plans entering 100A, Chalk Farm Road to the north west of the Site. Also indicated is a cabinet (B) within the existing office block.

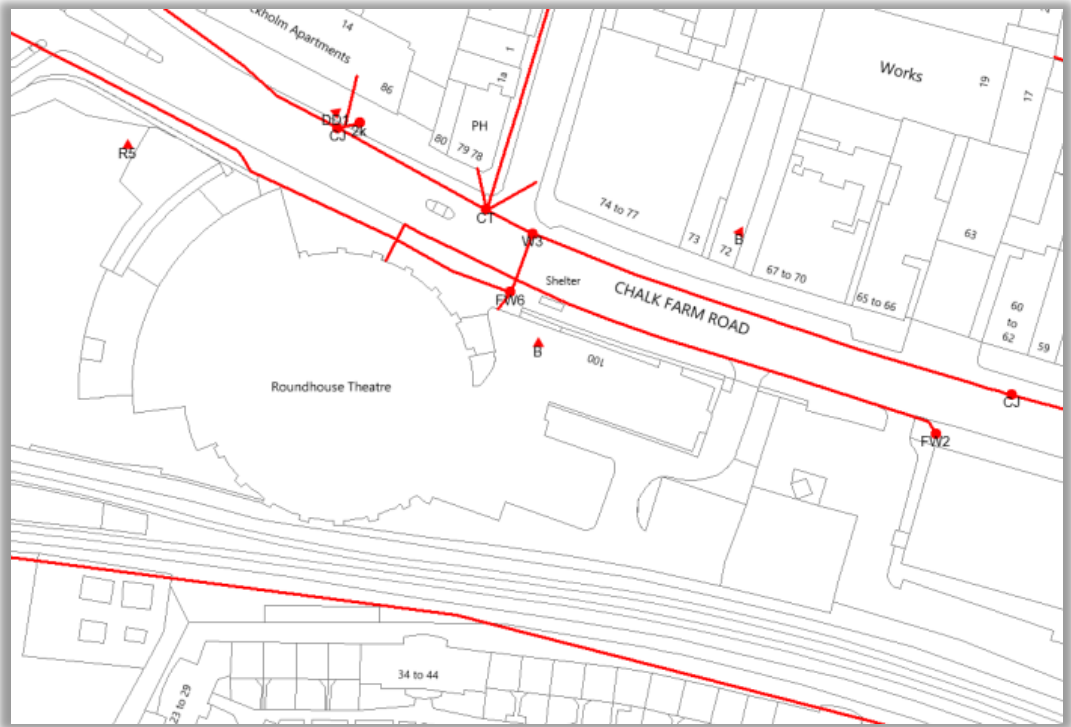
**Onsite Disconnections – ANTICIPATED** – The presence of any existing Virgin Media apparatus will need to be confirmed. Where present, these will need to be either disconnected, or reutilised if suitable, for the proposed new development.





## TELECOMS

Fig: 9 – Virgin Media existing network map (Source: Regal Chalk Farm Ltd)





### 7.3 Indicative costs

#### Diversions / Alterations

**Openreach** – Openreach have been contacted to provide a budget cost to divert any existing cables, feeding a 3<sup>rd</sup> party, out of the site boundary. TBC.

**Virgin Media** – Not anticipated.

#### Disconnections

**Openreach** – Openreach have been contacted to provide a budget cost to disconnect any existing cables within the site boundary. TBC.

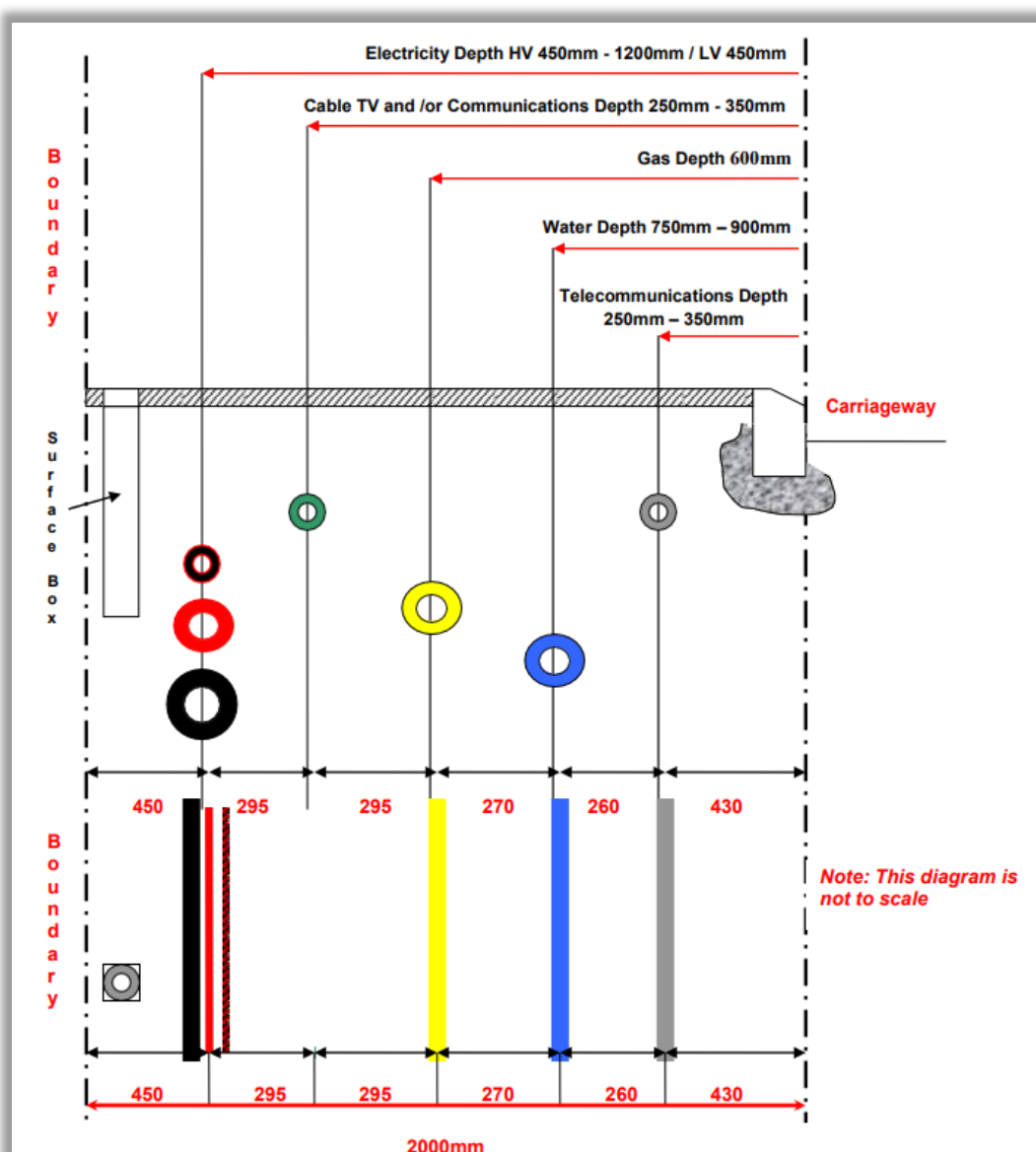
**Virgin Media** – A charge of £600.00 plus VAT (£720.00) will be required by Virgin Media to provide a site survey and produce a detailed C4 Estimate.

#### New Supplies

**Openreach** – Openreach have a current policy to provide any new development of over 20no. residential units with full Fibre to the Premises (FTTP) at nil cost to the developer. N.B. Student Accommodation registered under a single address will only be afforded a single connection and be considered an individual unit.

**Virgin Media** – If required on the scheme, Virgin Media will generally provide full fibre design and materials at nil cost to the developer.

## Appendix A – Recommended Positioning of Utility Apparatus in a 2 metre Footway



Source: Street Works UK (formerly NJUG) document 'Guidance on the Positioning and Colour Coding of Underground Utilities' Apparatus'

Contact details:

Whitecode Consulting Ltd  
26-27 The Hill  
Northfleet  
Gravesend  
Kent  
DA11 9EU

t: 01322 289977  
e: [design@whitecode.co.uk](mailto:design@whitecode.co.uk)



**WHITECODE**  
CONSULTING