

# CGP | MEP

**14 Blackburn Road**

**Utilities Statement**

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## **SECTION A - EXECUTIVE SUMMARY**

## A.1 Project Overview and Site Description

This report is prepared on behalf of Hampstead Asset Management Ltd ('the Applicant') and their delivery partner Fifth State, who will be delivering the regeneration sought by the London Borough of Camden and proposed in the application. CGP | MEP Ltd have been commissioned by the Applicant and their delivery partner Fifth State Ltd to produce a Utilities Statement to support the full planning application for the development on 14 Blackburn Road, London, NW6 1RZ (the Site).

The development comprises of "Demolition and redevelopment of the Site for a mixed-use development comprising purpose built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant" (The Proposed Development).

The proposed development comprises of two distinct buildings that are linked at ground level. The C3 buildings will be 4-7 storeys including a taller ground floor and the PBSA building will be 10 storeys including a ground floor and amenity mezzanine level. There is a double height space spanning those lower two floors in the café at the base of the PBSA.

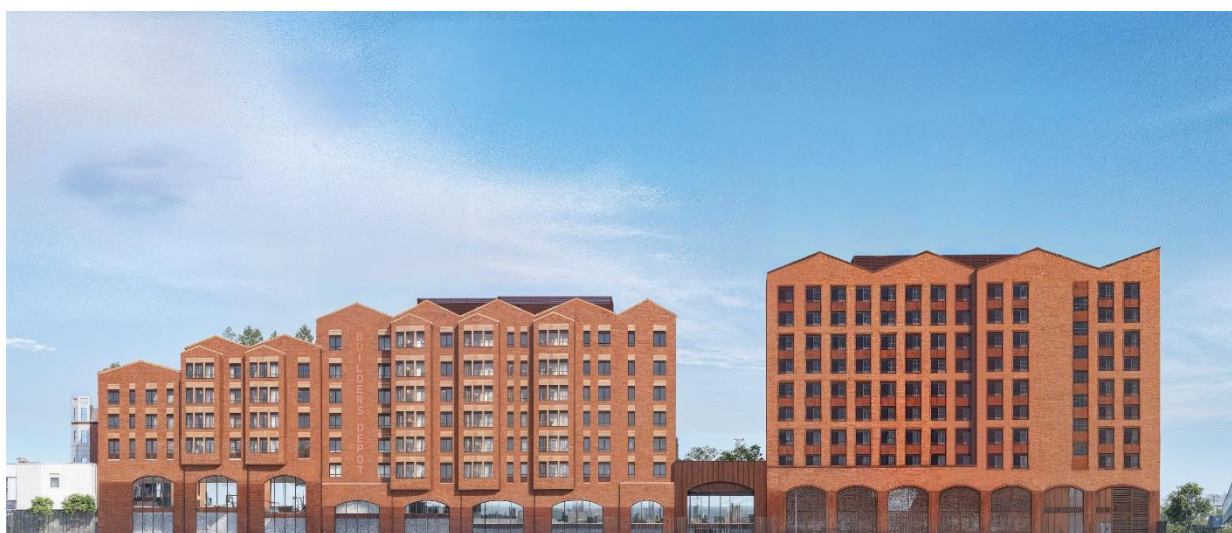
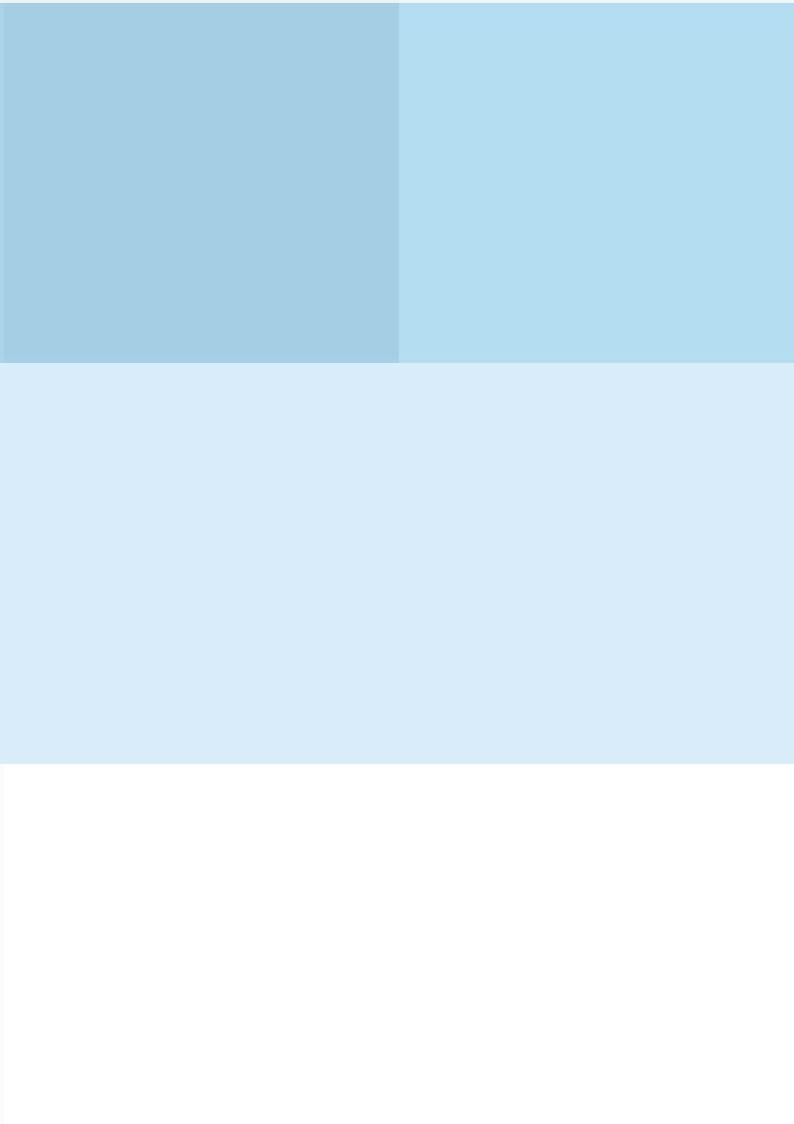


Figure 1 – Proposed Blackburn Road development



# **SECTION B – UTILITIES**

## B.1 Potable water & Sprinkler provision

### B.1.1 Water Supply

The Thames Water (TW) mains network is distributed below ground on West End Lane and Blackburn Road. The connection point to serve the Proposed Development is to be co-ordinated with TW to determine whether existing branches can be utilised or a new connection to the main is to be made.

Following the discussion with TW, the metered supplies will be provided to the Proposed Development, serving potable water wet riser and sprinkler storage tanks (9251 and 12845 systems). A bulk metered supply will be provided to the PBSA development. The residential units will be provided with metered supplies after a tanked service.

## B.2 Electricity

### B.2.1 Development Load

The existing UKPN substation on site is to be relocated into the Proposed Development and a new substation will be built within the building to serve the Proposed Development. Resultingly, the PBSA side of the development will contain 2No. substations, 1No. for the site and 1No. for the local network. The relocation can be seen on the figure below and is still in discussions with UKPN and the client team.

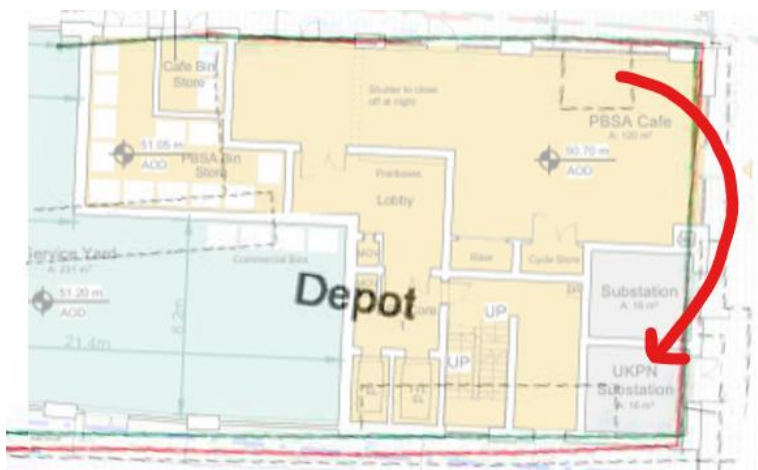


Figure 2 – Substation Relocation

A new HV service will be derived to run through a trench into the ground floor substation and connect to a new HV/LV transformer. The Proposed Development will require a maximum demand of circa 550kVA and this will be delivered via an 800kVA transformer provided by an independent network operator (IDNO) – an application for this connection from the main network is in progress. All distribution and final circuits will be compliant with the latest IET Wiring Regulations BS7671 18th Edition Amendment 2: 2022. This amendment includes the use of surge protections on the main infrastructure and Arc Fault Detection Devices (AFDD's) on final circuits.

Independent LV supplies will be provided to the commercial unit and will terminate at a service head.

TFL – London Underground have confirmed they have assets, HV Cables, in close vicinity of the Proposed Development. This can be seen in Figure 3 below, and they have advised that when conducting excavation work near their assets, a cautious approach using hand digging methods is to be used.

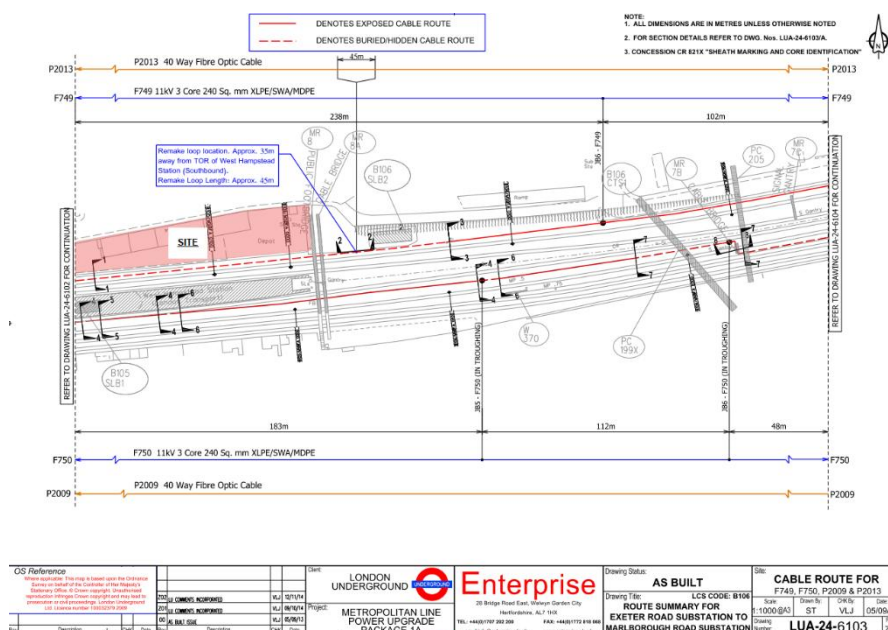


Figure 3 – London Underground Cable Route

## B.2 Gas

No Gas is being provided to the Proposed Development. An all-electric system is proposed. Cadent Gas have identified a gas main network in close proximity of the Proposed Development and state 'You must not start any work until we confirm it is safe to do so after submission of a planned works enquiry. These pipes may impact and possibly prevent your work for safety or legal reasons'. See below Figure 4, which shows site layout and locations of the gas main with an exclusion zone of 1.5m either side of the main. The main will need to be taken into consideration when excavation and construction works take place, to ensure no encroachment into this exclusion zone.

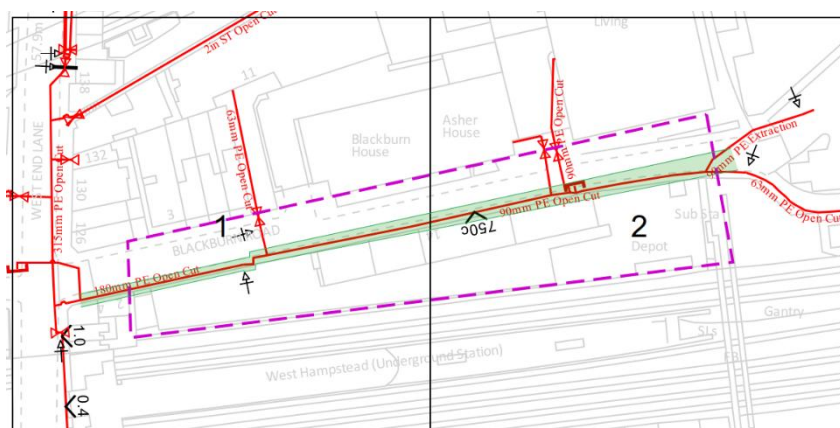


Figure 4 – Gas Main Layout

## B.3 Fibre and Telecoms

### B.3.1 Service Provision Overview

New fibre service will be provided to the Proposed Development. Once an application for service is known any network reinforcement that would potentially be needed outside the Site boundary, and in the public highway, for the development will be identified by the service provider.



To provide the residential block with the best available fibre speed a landlord's private switch cabinet will be fitted to distribute fibre to each affordable housing unit via internal distribution. Similarly, the PBSA block will have a landlord's private switch cabinet that contains fibre and will be distributed to each student bed.

The commercial unit will be provided with ducted containment for future connection to the network infrastructure.

#### **B.4 District Heating**

There is no district heat networks within a 5km radius to the site. As such it is not proposed for a district heating network to serve the Proposed Development.

#### **B.5 Below Ground Drainage**

Below ground drainage is to designed by the civil engineer and detailed within the drainage strategy report.

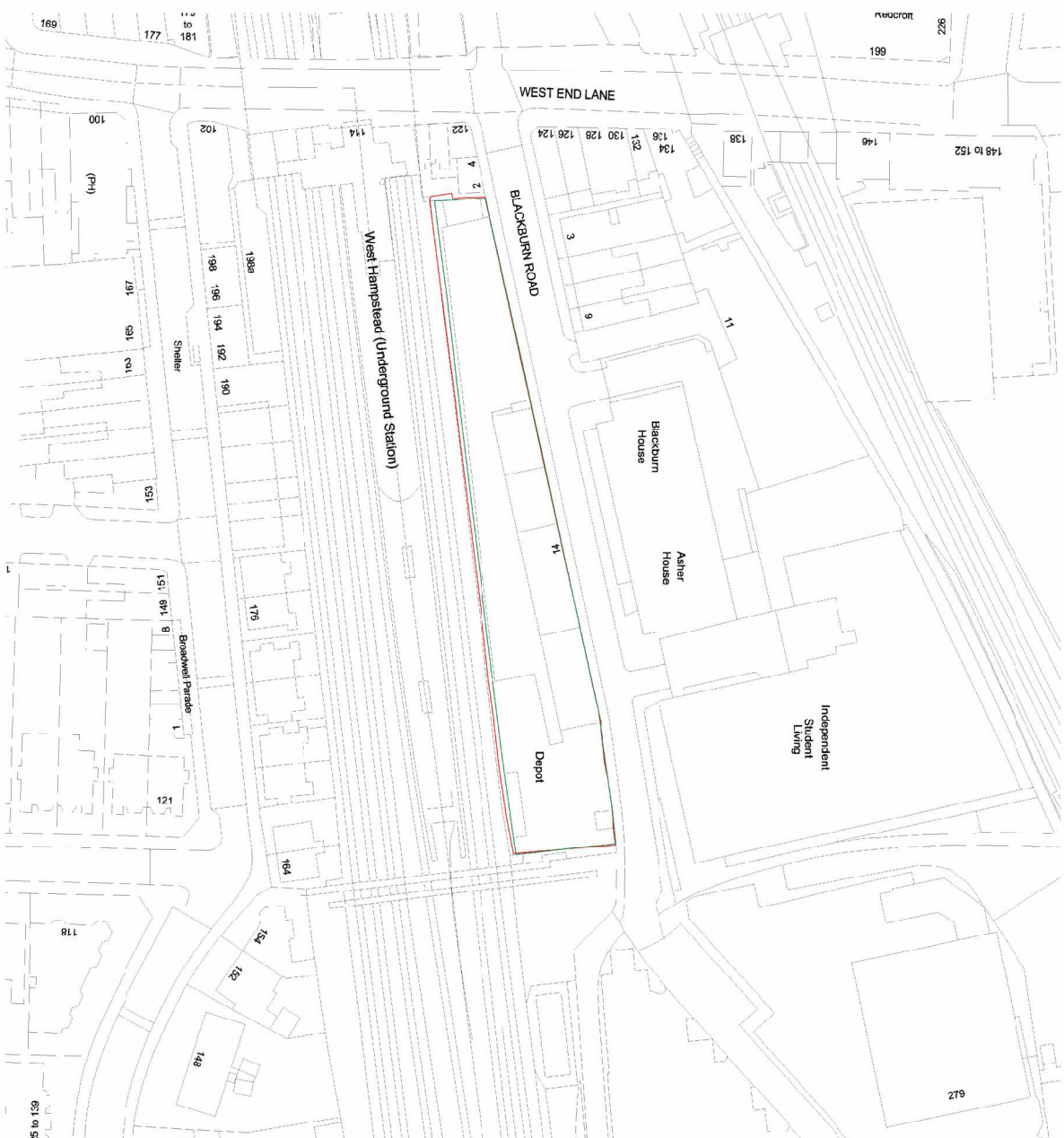
#### **B.6 LSBUD (Line Search Before You Dig)**

LSBUD have come back listing all members that have assets registered within the vicinity of the Proposed Development and have stated that works cannot continue until all members have sent confirmation emails. Members affected are:

- Cadent Gas
- ESP Utilities Group
- G. Network Communication Ltd c/o JSM Group Ltd
- National Grid Electricity Transmission
- TFL – London Underground HV Cables (Road & Track Side Cables)
- UK Power Networks
- Zayo Group UK Ltd c/o JSM Group Ltd

In accordance with this requirement, prior to any works being undertaken on Site, the responsible contractor will ensure confirmation has been received from all of the members set out above.

## **Appendix A – Site Plan**



**Notes: -**  
Do not scale from drawings unless by agreement with H&A. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.



## Fifth State

**FOR INFORMATION**

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