

# 18-24 SEEL STREET LIVERPOOL

## UTILITY STRATEGY

(Edition 1 – September 2017)

**ABACUS CONSULT LTD**  
BUILDING SERVICE CONSULTING ENGINEERS



## **PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT, 18-24 SEEL STREET, LIVERPOOL**

### **UTILITY STRATEGY**

#### **Gas**

It is proposed that the development will be provided with suitably sized incoming mains gas supplies to serve the following areas:-

- Landlord's metered supply for boiler plant to serve the swimming pool ventilation and heating within the landlord's common areas
- A metered supply into each Commercial unit plantroom

The Gas supplies will enter the building above external ground floor level to serve the landlord's plantroom and the commercial units plantrooms at the rear of the building. The meters will be installed internally in accordance with National Grid and relevant gas shipper requirements.

#### **Electrical**

It is proposed that an electrical utility specialist will be appointed during the design stage to organise the HV point of connection with Scottish Power Energy Networks that will supply this scheme.

The HV supply which is likely to be taken from David Lewis Street will serve a transformer to be installed within the sub-station at ground floor level.

LV cables will connect from the transformer to a main LV switchboard and from this position the electrical network will be adopted by the building network operator (BNO) where all design, procurement and installation (excluding the meters) will be by the appointed M&E contractor.

Electrical supplies will then distribute vertically through the electrical riser with meters being installed within each individual apartment.

Separate metered supplies will also be installed from the LV switchroom to serve the two commercial units and a separate metered supply also for the landlord's services.

The electrical installation works will comply with BS.7671 and the main supply isolator in the LV switchroom shall be able to be sealed by the BNO as it forms part of the BNO network in compliance with the ENA Engineering Recommendation G87.

## **Water**

The development will be provided with 3No. suitably sized incoming mains water supplies to serve the following areas:-

- Residential apartments & landlord domestic water supplies
- Commercial unit No.1 metered supply
- Commercial unit No.2 metered supply

The residential/landlord supply will enter the plantroom at ground floor level to serve a cold water storage tank. The tank will be sized to serve all apartments in each block and associated landlord's areas, including the plunge pool and gymnasium, in accordance with BS6700 and Institute of Plumbing Engineering Services Design Guide.

Boosted cold water will then distribute throughout the building and meters will be installed in landlord risers on each floor serving each individual apartment. All meters and piping arrangements will be in accordance with Water Regulations and United Utilities requirements.

The two commercial units will be provided with individual water supplies at ground floor level with a meter being installed in each unit in a position to be agreed.