



**EDGE LANE RETAIL PARK**

**UTILITY STRATEGY REPORT**

**FOR**

**DERWENT HOLDINGS LTD**

| <b>Revision</b> | <b>Date</b> | <b>Changes</b>                              | <b>Author</b> |
|-----------------|-------------|---|---------------|
| Rev 0           | 04/12/2009  | NA  | Rod Warren    |
| Rev 1           | 08/12/2009  | Comments from AEW/DPP                       | Rod Warren    |
| Rev 2           | 23/02/2010  | Latest Site Plan from AEW issued 19/02/2010 | Rod Warren    |
| Rev 3           | 29/09/2010  | Latest Site Plan from AEW issued 23/09/2010 | Rod Warren    |



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## 1 Introduction

VZDV Consulting Engineers has been instructed by Derwent Holdings Ltd to prepare a service strategy for the proposed redevelopment of the Edge Lane Retail in Liverpool.

The report is limited to the area shown on the site plan below:



This report is based upon information supplied direct from the public utility companies. Whilst every effort has been made to ensure the accuracy and completeness of information included in this report, VZDV take no responsibility for erroneous or missing historic record data which has been supplied to us from a utility provider. Due to the nature of the record information being indicative rather than accurate, it is advisable for a full site utility survey to be undertaken prior to any ground works or construction.



## 2 Existing Services

Existing services have been identified by means of record drawings and desk top studies. The drawings which have been collated are as follows:

|                                   |  |
|-----------------------------------|--|
| BT ref EFI10188Q                  | Map reference: SJ3812490658  |
| BT ref BAQ10188Q                  | Map reference: SJ3833690708  |
| BT ref ORA101981                  | Map reference: SJ3843790497  |
| BT ref BET10198P                  | Map reference: SJ3857490736  |
| BT ref USQ10198D                  | Map reference: SJ3869390504  |
| BT ref YRQ10208O                  | Map reference: SJ3883290768  |
| VZDV 1097-EC-S-102 Rev P1         | Existing electrical services on existing site plan                     |
| VZDV 1097-EC-S-105 Rev P2         | Existing communications services existing site plan                    |
| Sandersons 5358-011 Rev -         | Existing Statutory Locations overlaid onto existing site layout 1 of 2 |
| Sandersons 5358-012 Rev -         | Existing Statutory Locations overlaid onto existing site layout 2 of 2 |
| SP Energy Networks 338487-390541  | Existing electrical services   |
| Map ref SJ3890/338668/390545      | Existing water services  |
| Virgin Media 337987.65, 390396.05 | Existing Virgin media cables   |
| Virgin Media 337775.15, 390396.05 | Existing Virgin media cables   |
| Virgin Media 338200.15, 390396.05 | Existing Virgin media cables   |
| Virgin Media 338200.15, 390183.55 | Existing Virgin media cables   |
| Virgin Media 338412.65, 390396.05 | Existing Virgin media cables   |
| UU SJ3790NE                       | Existing sewer records   |
| UU SJ3890NW                       | Existing sewer records   |
| UU SJ3890SW                       | Existing sewer records   |
| UU SJ3890NE                       | Existing sewer records   |
| UU SJ3890SE                       | Existing sewer records   |
| UU SJ3790NE                       | Existing sewer records   |
| UUSJ3790NE                        | Existing water mains records   |
| UU SJ3890NW                       | Existing water mains records   |
| UU SJ3890SW                       | Existing water mains records   |
| UU SJ3890NE                       | Existing water mains records   |
| UU SJ3890SE                       | Existing water mains records   |
| Cable & wireless ON A0            | Existing cable & wireless services                                     |



### 3 Electrical Services

#### 3.1 Services to be diverted

Drawing 1400-IS-002 shows the extent of the existing services which need to be diverted or disconnected. The diversions include LV, 11kV and 33kV services.

There will be numerous disconnections of electricity supplies to existing facilities to be demolished.

#### 3.2 New Services

Drawing 1400-IS-001 shows the proposed routes for new services to serve the development. Where possible, use will be made of multi-service trenches to minimise excavation works.

Application will be made for new services to the development in accordance with the following:

| <b>Central Retail Park (inc. the leisure building)</b> |                             |                                   |                        |
|--|-----------------------------|-----------------------------------|------------------------|
| <b>Unit</b>  | <b>Area (m<sup>2</sup>)</b> | <b>Load (watts/m<sup>2</sup>)</b> | <b>Total Load (kW)</b> |
| <b>1</b>   | 755                         | 120                               | 91                     |
| <b>2</b>   | 755                         | 120                               | 91                     |
| <b>3</b>   | 929                         | 120                               | 111                    |
| <b>4</b>   | 929                         | 120                               | 111                    |
| <b>5</b>   | 929                         | 120                               | 111                    |
| <b>6</b>   | 929                         | 120                               | 111                    |
| <b>7</b>   | 918                         | 120                               | 109                    |
| <b>8</b>   | 674                         | 120                               | 81                     |
| <b>9</b>   | 200                         | 120                               | 24                     |
| <b>10</b>  | 1530                        | 120                               | 184                    |
| <b>11</b>  | 1489                        | 120                               | 179                    |
| <b>12</b>  | 1400                        | 120                               | 168                    |
| <b>13</b>  | 6968                        | 120                               | 836                    |
| <b>14</b>  | 1400                        | 120                               | 168                    |
| <b>15</b>  | 1400                        | 120                               | 168                    |
| <b>16</b>  | 953                         | 120                               | 114                    |
| <b>17</b>  | 786                         | 120                               | 94                     |
| <b>18</b>  | 576                         | 120                               | 69                     |
| <b>19</b>  | 595                         | 120                               | 71                     |
| <b>20</b>  | 1104                        | 120                               | 132                    |
| <b>21</b>  | 225                         | 120                               | 27                     |
| <b>22</b>  | 869                         | 120                               | 104                    |
| <b>23</b>  | 869                         | 120                               | 104                    |



|           |       |     |      |
|-----------|-------|-----|------|
| 24        | 889   | 120 | 107  |
| 25        | 3789  | 120 | 455  |
| 26        | 1458  | 120 | 175  |
| 27        | 1458  | 120 | 175  |
| 28        | 1458  | 120 | 175  |
| 29        | 1458  | 120 | 175  |
| 30        | 1506  | 120 | 181  |
| 31        | 1526  | 120 | 183  |
| 32        | 1548  | 120 | 186  |
| 33        | 1158  | 120 | 139  |
| 34        | 1158  | 120 | 139  |
| 35        | 1158  | 120 | 139  |
| 36        | 1158  | 120 | 139  |
| 37        | 1158  | 120 | 139  |
| 38        | 240   | 120 | 29   |
| 39        | 192   | 120 | 23   |
| 40        | 240   | 120 | 29   |
| 41        | 240   | 120 | 29   |
| 42        | 370   | 120 | 44   |
| 43        | 651   | 120 | 78   |
| 44        | 651   | 120 | 78   |
| 45        | 406   | 120 | 49   |
| 46        | 4707  | 120 | 565  |
| 47        | 360   | 120 | 43   |
| A3 Food 1 | 240   | N/A | 150  |
| A3 Food 2 | 240   | N/A | 150  |
| A3 Food 3 | 240   | N/A | 150  |
| A3 Food 4 | 240   | N/A | 150  |
| Leisure   | 18584 | 120 | 2230 |

## 4 Telecommunications Services

### 4.1 Services to be diverted

Drawing 1400-IS-002 shows the extent of the existing services which need to be diverted or disconnected. These comprise BT, Virgin media and Cable & Wireless services.

### 4.2 New Services

Drawing 1400-IS-001 shows the proposed routes for new services to serve the development. Where possible, use will be made of multi-service trenches to minimise excavation works. Provision will be made for new Telecommunications to each of the units by means of ducts in the ground. It will be the responsibility of the tenants in each case to apply for new services in accordance with their own requirements.



## 5 Gas Services

### 5.1 Services to be diverted

Drawing 1400-IS-002 shows the extent of the existing services which need to be diverted or disconnected.

There is an existing gas governor on the corner of Binns Road and Binns Way that would have to be relocated, with the associated diversions of MP and LP mains.

There will be numerous disconnections of gas supplies to existing facilities to be demolished.

There are some diversions of gas to accommodate the new development although it seems all of it is limited to LP gas diversions.

### 5.2 New Services

Drawing 1400-IS-001 shows the proposed routes for new services to serve the development. Where possible use will be made of multi-service trenches to minimise excavation works.

Application will be made for new services to the development in accordance with the following:

| <b>Central Retail Park (inc. the leisure building)</b> |      |     |     |
|--|------|-----|-----|
| <b>1</b>   | 755  | 130 | 98  |
| <b>2</b>   | 755  | 130 | 98  |
| <b>3</b>   | 929  | 130 | 121 |
| <b>4</b>   | 929  | 130 | 121 |
| <b>5</b>   | 929  | 130 | 121 |
| <b>6</b>   | 929  | 130 | 121 |
| <b>7</b>   | 918  | 130 | 119 |
| <b>8</b>   | 674  | 130 | 88  |
| <b>9</b>   | 200  | 130 | 26  |
| <b>10</b>  | 1530 | 130 | 199 |
| <b>11</b>  | 1489 | 130 | 194 |
| <b>12</b>  | 1400 | 130 | 182 |
| <b>13</b>  | 6968 | 130 | 906 |
| <b>14</b>  | 1400 | 130 | 182 |
| <b>15</b>  | 1400 | 130 | 182 |
| <b>16</b>  | 953  | 130 | 124 |
| <b>17</b>  | 786  | 130 | 102 |
| <b>18</b>  | 576  | 130 | 75  |



| <b>Central Retail Park (inc. the leisure building)</b> |       |     |      |
|--|-------|-----|------|
| <b>19</b>  | 595   | 130 | 77   |
| <b>20</b>  | 1104  | 130 | 144  |
| <b>21</b>  | 225   | 130 | 29   |
| <b>22</b>  | 869   | 130 | 113  |
| <b>23</b>  | 869   | 130 | 113  |
| <b>24</b>  | 889   | 130 | 116  |
| <b>25</b>  | 3789  | 130 | 493  |
| <b>26</b>  | 1458  | 130 | 190  |
| <b>27</b>  | 1458  | 130 | 190  |
| <b>28</b>  | 1458  | 130 | 190  |
| <b>29</b>  | 1458  | 130 | 190  |
| <b>30</b>  | 1506  | 130 | 196  |
| <b>31</b>  | 1526  | 130 | 198  |
| <b>32</b>  | 1548  | 130 | 201  |
| <b>33</b>  | 1158  | 130 | 151  |
| <b>34</b>  | 1158  | 130 | 151  |
| <b>35</b>  | 1158  | 130 | 151  |
| <b>36</b>  | 1158  | 130 | 151  |
| <b>37</b>  | 1158  | 130 | 151  |
| <b>38</b>  | 240   | 130 | 31   |
| <b>39</b>  | 192   | 130 | 25   |
| <b>40</b>  | 240   | 130 | 31   |
| <b>41</b>  | 240   | 130 | 31   |
| <b>42</b>  | 370   | 130 | 48   |
| <b>43</b>  | 651   | 130 | 85   |
| <b>44</b>  | 651   | 130 | 85   |
| <b>45</b>  | 406   | 130 | 53   |
| <b>46</b>  | 4707  | 130 | 612  |
| <b>47</b>  | 360   | 130 | 47   |
| <b>A3 Food 1</b>                                       | 240   | N/A | 100  |
| <b>A3 Food 2</b>                                       | 240   | N/A | 100  |
| <b>A3 Food 3</b>                                       | 240   | N/A | 100  |
| <b>A3 Food 4</b>                                       | 240   | N/A | 100  |
| <b>Leisure</b>   | 18584 | 250 | 4646 |





## 6 Water Services

### 6.1 Services to be diverted

Drawing 1400-IS-002 shows the extent of the existing services which need to be diverted or disconnected.

There will be numerous disconnections of water supplies to existing facilities to be demolished.

### 6.2 New Services

Drawing 1400-IS-001 shows the proposed routes for new services to serve the development. Where possible, use will be made of multi-service trenches to minimise excavation works.

Application will be made for new services to the development in accordance with the following:

| <b>Central Retail Park (inc. the leisure building)</b> |             |
|--|-------------|
| <b>Unit</b>  | <b>Size</b> |
| <b>1</b>   | 25mm        |
| <b>2</b>   | 25mm        |
| <b>3</b>   | 25mm        |
| <b>4</b>   | 25mm        |
| <b>5</b>   | 25mm        |
| <b>6</b>   | 25mm        |
| <b>7</b>   | 25mm        |
| <b>8</b>   | 25mm        |
| <b>9</b>   | 25mm        |
| <b>10</b>  | 25mm        |
| <b>11</b>  | 25mm        |
| <b>12</b>  | 25mm        |
| <b>13</b>  | 25mm        |
| <b>14</b>  | 25mm        |
| <b>15</b>  | 25mm        |
| <b>16</b>  | 25mm        |
| <b>17</b>  | 25mm        |
| <b>18</b>  | 25mm        |
| <b>19</b>  | 25mm        |
| <b>20</b>  | 25mm        |



|                  |       |
|------------------|-------|
| 21               | 25mm  |
| 22               | 25mm  |
| 23               | 25mm  |
| 24               | 25mm  |
| 25               | 25mm  |
| 26               | 25mm  |
| 27               | 25mm  |
| 28               | 25mm  |
| 29               | 25mm  |
| 30               | 25mm  |
| 31               | 25mm  |
| 32               | 25mm  |
| 33               | 25mm  |
| 34               | 25mm  |
| 35               | 25mm  |
| 36               | 25mm  |
| 37               | 25mm  |
| 38               | 25mm  |
| 39               | 25mm  |
| 40               | 25mm  |
| 41               | 25mm  |
| 42               | 25mm  |
| 43               | 25mm  |
| 44               | 25mm  |
| 45               | 25mm  |
| 46               | 25mm  |
| 47               | 25mm  |
| <b>A3 Food 1</b> | 32mm  |
| <b>A3 Food 2</b> | 32mm  |
| <b>A3 Food 3</b> | 32mm  |
| <b>A3 Food 4</b> | 32mm  |
| <b>Leisure</b>   | 100mm |



## **7 Summary and Recommendation**

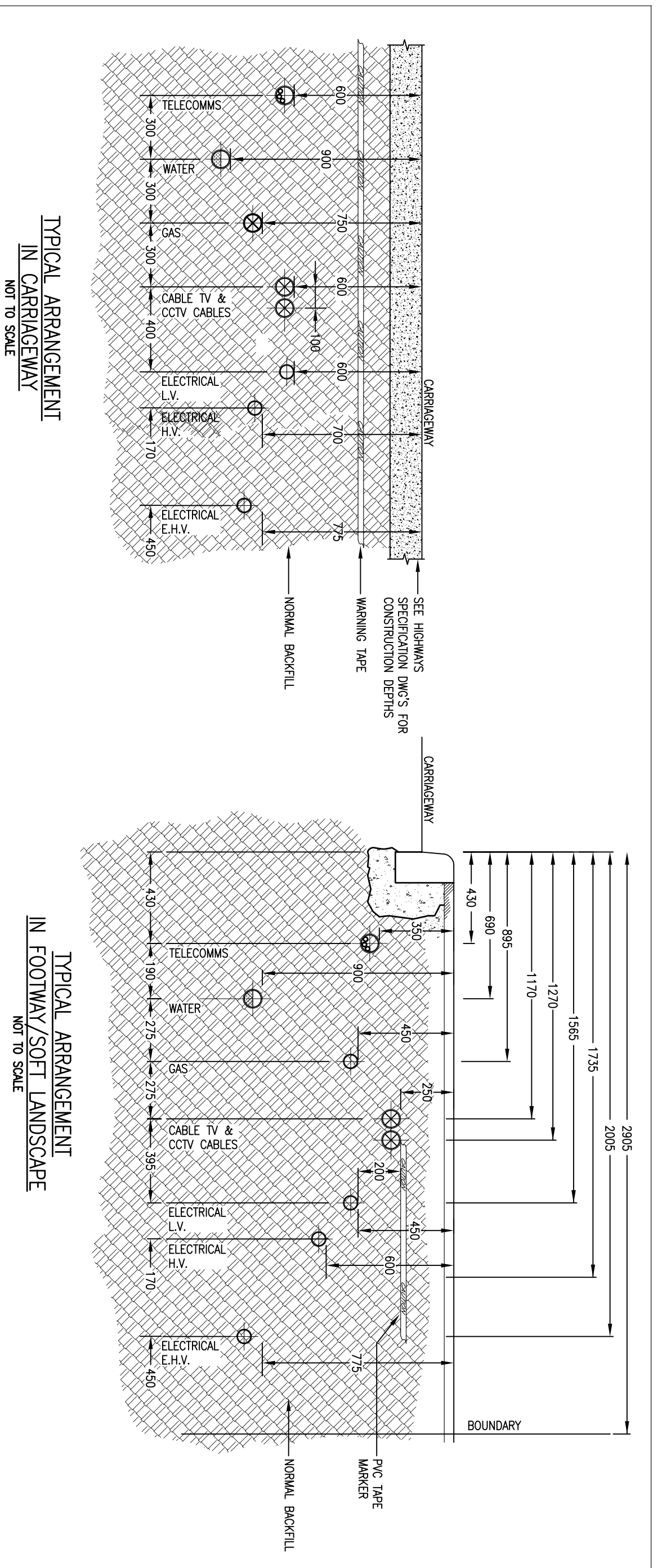
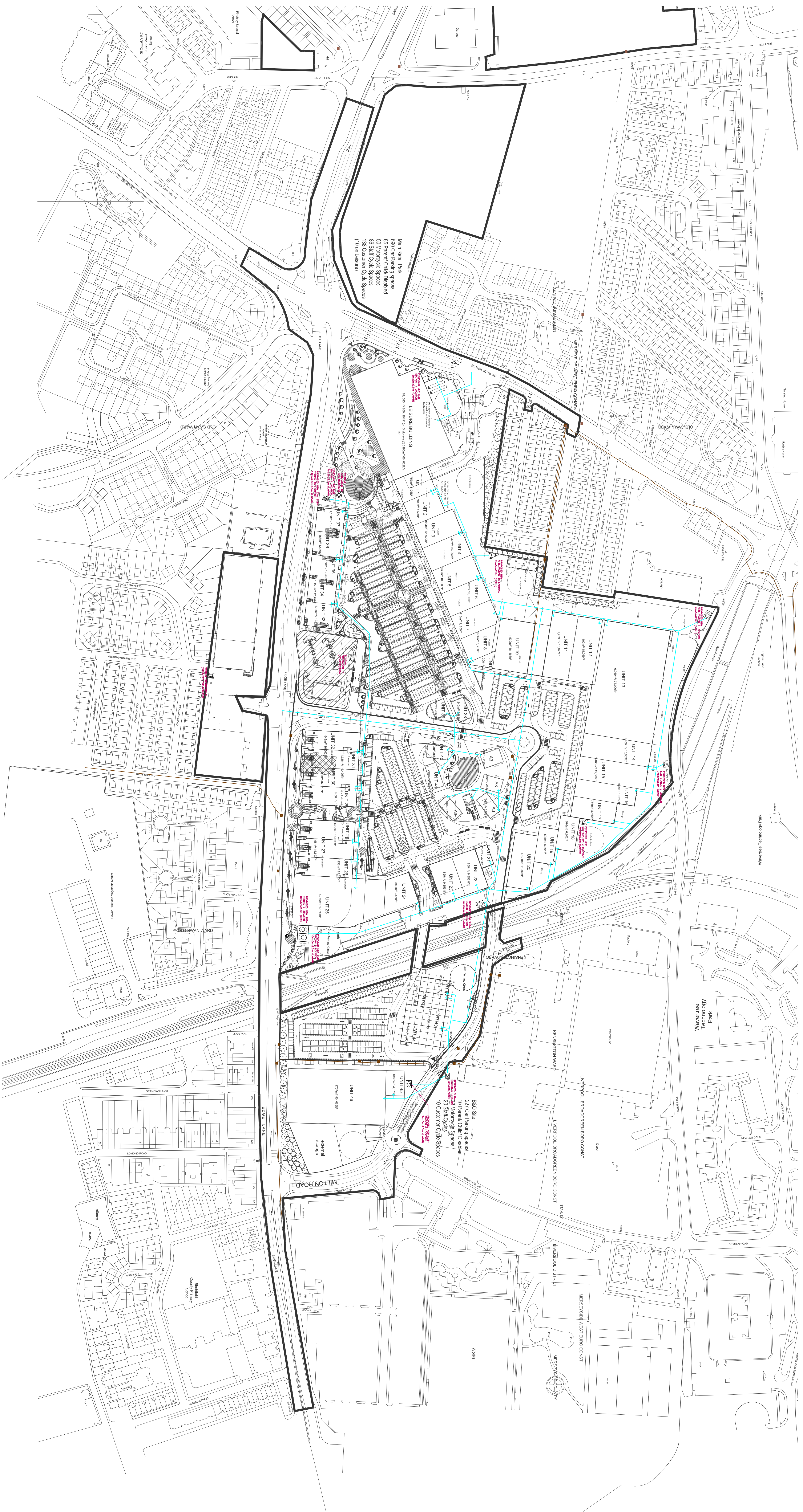
The works to develop the various sites will require diversion of existing services and new infrastructure to each of the buildings. The nett increase in area is likely to result in offsite additional reinforcement to make provision for new services to the site. The details of these will be the subject of a detailed application to all the relevant utility companies.



## 8 Schedule of Reference Drawings

| Drawing Number | Description                            | Rev |
|----------------|--|-----|
| 1400-IS-001    | Proposed New Services Infrastructure   | P9  |
| 1400-IS-002    | Proposed Diversions and Disconnections | P6  |





| REVISIONS |          |                                      |
|-----------|----------|--------------------------------------|
| NO.       | DATE     | DESCRIPTION                          |
| P1        | 04/12/20 | PLANNING APPLICATION                 |
| P2        | 06/02/21 | COMMENTS FROM AEN/SEP                |
| P3        | 08/02/21 | REVISIONS TO PLANS, ACCORDING TO NEW |
| P4        | 22/02/21 | REVISED SITE LAYOUT                  |
| P5        | 24/02/21 | REVISED SITE LAYOUT                  |
| P6        | 27/02/21 | COMMENTS FROM AEN                    |
| P7        | 17/03/21 | COMMENTS FROM AEN                    |
| P8        | 20/03/21 | SUBSTANTIATION DATED                 |
| P9        | 30/03/21 | REVISED SITE LAYOUT                  |

| EXISTING SERVICES  | NEW  |
|--|--|
| BT   | BT   |
| ADMS   | ADMS   |
| WASH   | WASH   |
| SP DESIG. 33W  | SP DESIG. 33W  |
| FW   | FW   |
| LV   | LV   |
| IN   | IN   |
| UNDERGROUND CABLE  | UNDERGROUND CABLE  |
| UNITED UTILITIES WATER TREATING PLANT                                      | UNITED UTILITIES WATER TREATING PLANT                                      |
| MUNICIPAL SPO & MAINS  | MUNICIPAL SPO & MAINS  |
| SP MAINS   | SP MAINS   |
| FIRE HYDRANT   | FIRE HYDRANT   |
| DISTRIBUTION   | DISTRIBUTION   |
| NEW MAINS - SERVICES BRANCH FOR COLD WATER, ELECTRICITY AND COMMUNICATIONS | NEW MAINS - SERVICES BRANCH FOR COLD WATER, ELECTRICITY AND COMMUNICATIONS |


NOTES:  
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH VAN ZYL & DE VALLERS STANDARD AND DETAILED ELECTRICAL/MECHANICAL SPECIFICATION.

CLIENT:  
DERWENT HOLDING LTD.

PROJECT: **EDGE LANE RETAIL**

**DESCRIPTION:**  
**PROPOSED NEW SERVICES**  
**INFRASTRUCTURE FOR GAS,**  
**WATER, ELECTRICITY &**  
**TELECOMMUNICATIONS**

**van zyl & de vulders**  
 CONSULTING ENGINEERS  
 6A PARKWAY  
 PROPERTIES WOOD  
 ST. ALBANS  
 HERTFORDSHIRE, AL3 6PA  
 TEL: +44 (0) 1727 731660  
 FAX: +44 (0) 1727 731661  
 WWW: [www.vdz.co.uk](http://www.vdz.co.uk)



meccas@aol.com  
 eec@vz.nl



