

**KENYON LANE,
MOSTON.
APARTMENT
DEVELOPMENT**

**UTILITY STRATEGY
REPORT**

PREPARED BY:



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Signed by: *Colin Finlay*

Dated: *July 2020*

SECTION 1

INTRODUCTION

A new development is proposed on Kenyon Lane, Moston, Greater Manchester. The development is to consist of a 4 storey apartment building with 33 self-contained apartments.

The ground floor will include a the entrance fronting on to Kenyon Lane.

The apartments will be broken down into:

3no. 1 bedroom apartments

30no. 2 bedroom apartments

SECTION 2 **WATER INSTALLATION**

The water installation will be sized and installed in accordance with the Water Regulations BS EN 806 and United Utilities Regulations.

It is proposed that new water supply will be brought into the building to serve the apartments.

The water supply will be taken from the United Utilities network and will serve a bulk storage tank within the ground floor plantroom. A packaged booster set with inverter driven pumps will be provided to distribute the water throughout the building to each apartment

Within each apartment, or a communal cupboard, on each floor water meters will be installed and each apartment will include a heat interface unit to generate their own hot water.

The commercial unit on the ground floor will have its own independent water supply feeding directly into the plantroom from United Utilities network. The water supply will include an internal meter which can either feed the outlets in the unit directly or via a water tank and booster depending on the commercial units requirements.

SECTION 3 **ELECTRICAL INSTALLATION**

The development of 33 apartments will be served by an all electric system where a feed of approximately 150KVA will be required.

At this stage it is unknown whether a substation will be required for the estimated electrical load but it would be expected that this load would be able to be fed direct from the grid.

The proposal of using an all electric heating and hot water system is to be utilised throughout the building.

We have approached Electricity North West for details on the available capacity in the area, the nearest primary substation is called Monsall which is 980 metres away from Kenyon Lane. The heat map indicates there is spare capacity available at the substation which is a 6.6kV substation.

An electrical supply specialist such as an independent Network Operator (IDNO) or Electricity North West will be appointed to provide the point of connection onto the network. This will determine, after a network analysis whether the local LV network has sufficient capacity to accommodate the lower power requirement without the need for a substation.

If an LV supply is sufficient, this will be brought into a ground floor switchroom and from here it will feed LV MSU's on each level, the MSU's will each then supply dedicated apartment meters in communal meter rooms or within each apartment.

The IDNO will adopt the infrastructure cabling up to each meter, from the meter and within each apartment the M&E contractor will design, procure and install the cabling installation.

From each meter a single phase supply will be taken into each apartment where a consumer unit will be located before feeding all the electrical appliances and outlets.

The electrical installation will comply with BS7671 and the main supply isolators will be able to be sealed by the BNO as it forms part of the BNO Network in compliance with the ENA Engineering Recommendation G87.

It is not known at this stage whether a secondary supply is required for life safety equipment, if this is required it will consist of a diverse power supply with a life safety board and cables run in fire protected enclosures.

SECTION 4

GAS INSTALLATION

No gas supply is proposed to the site.

SECTION 5

BT/DATA INSTALLATION

A new BT Fibre installation will be included into the building, this will be taken to a BT box within a plant/server area.

The BT fibre installation will be taken throughout the building and to each apartment to give a telephone and Broadband facility.

Virgin Media were approached for details of the network in the area and it was advised that there was not any coverage in the vicinity as such Virgin Media could not be used in the development unless further infrastructure works were undertaken.

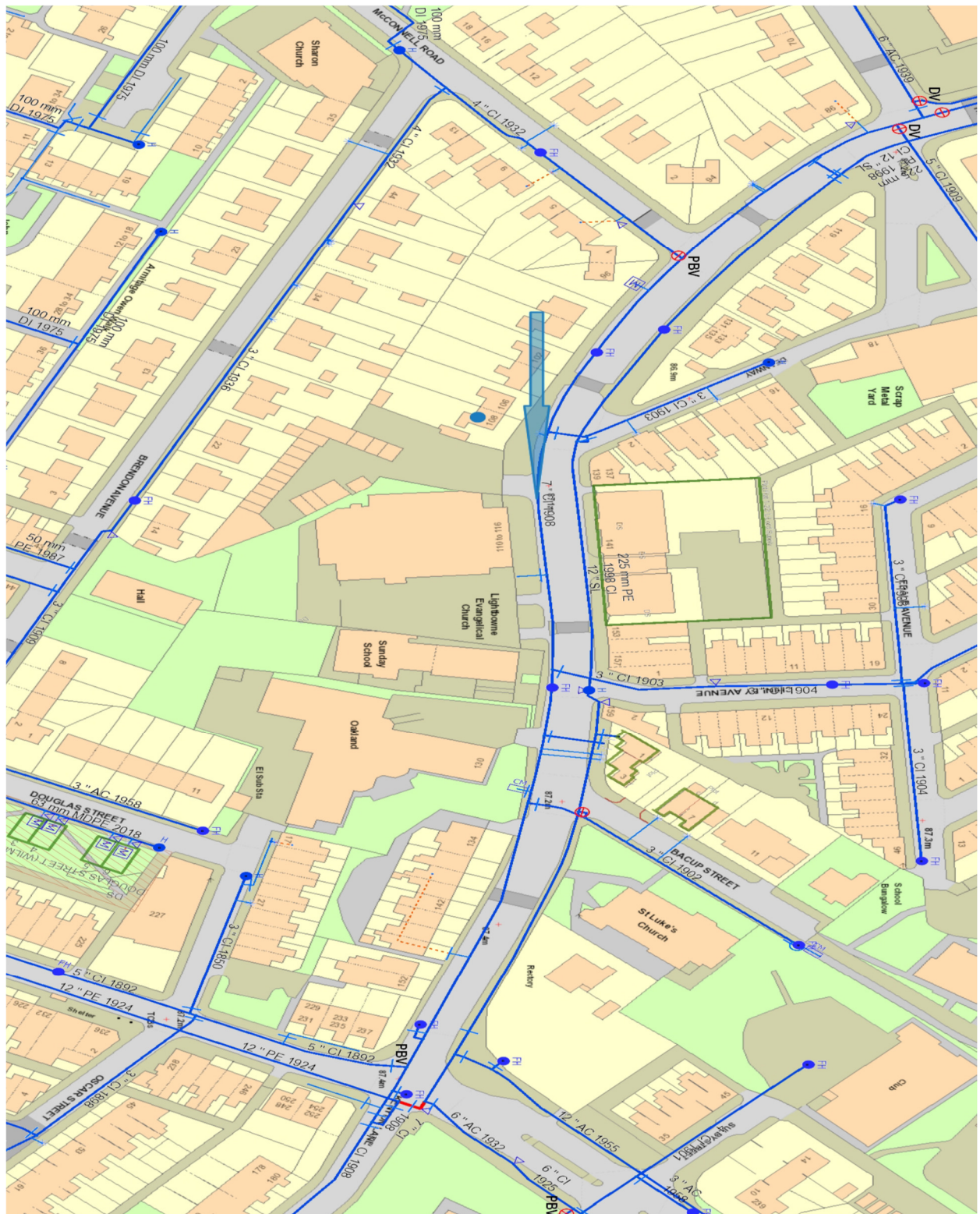
APPENDIX 1

SITE LAYOUT



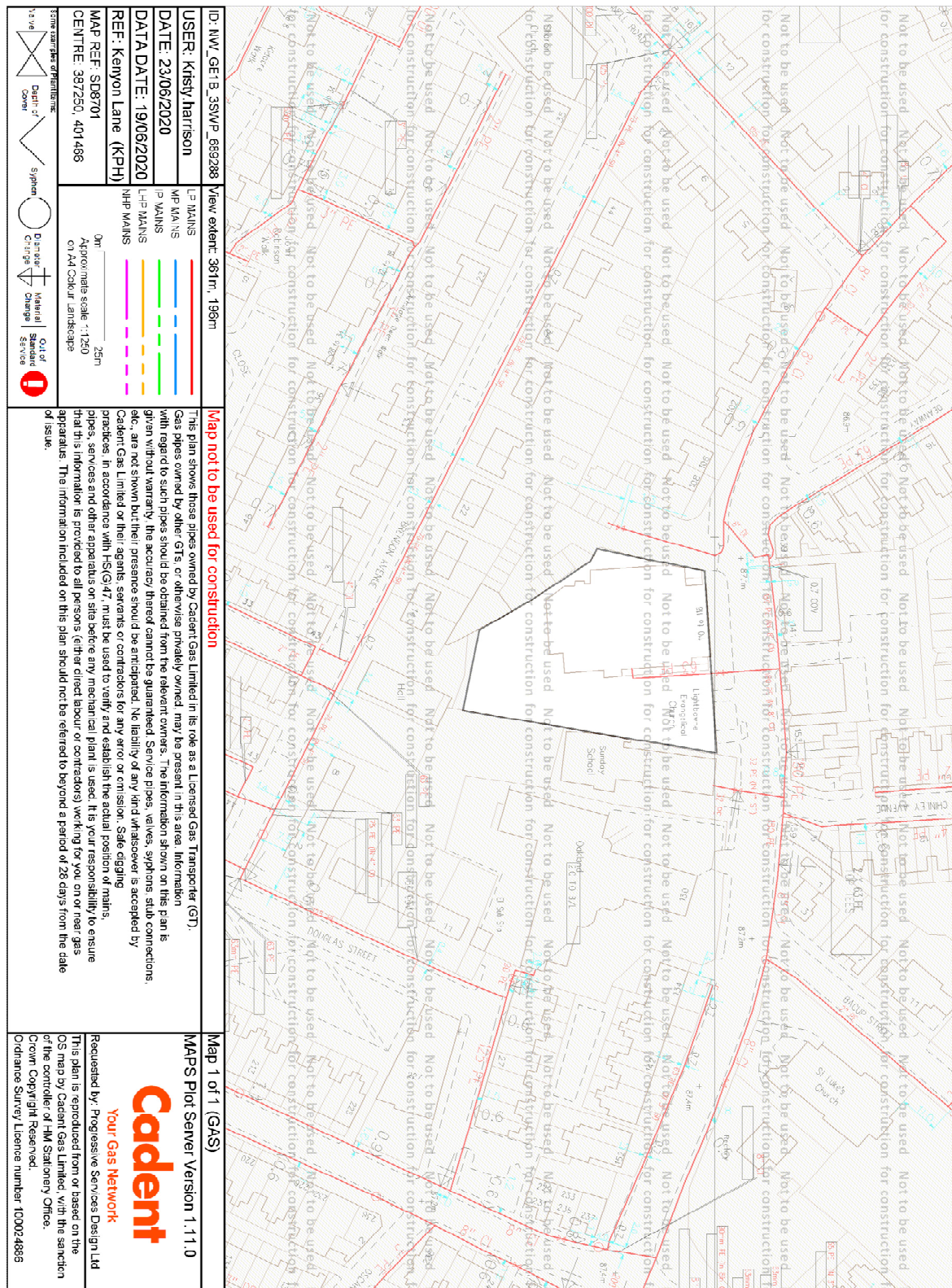
APPENDIX 2

WATER NETWORK LAYOUT



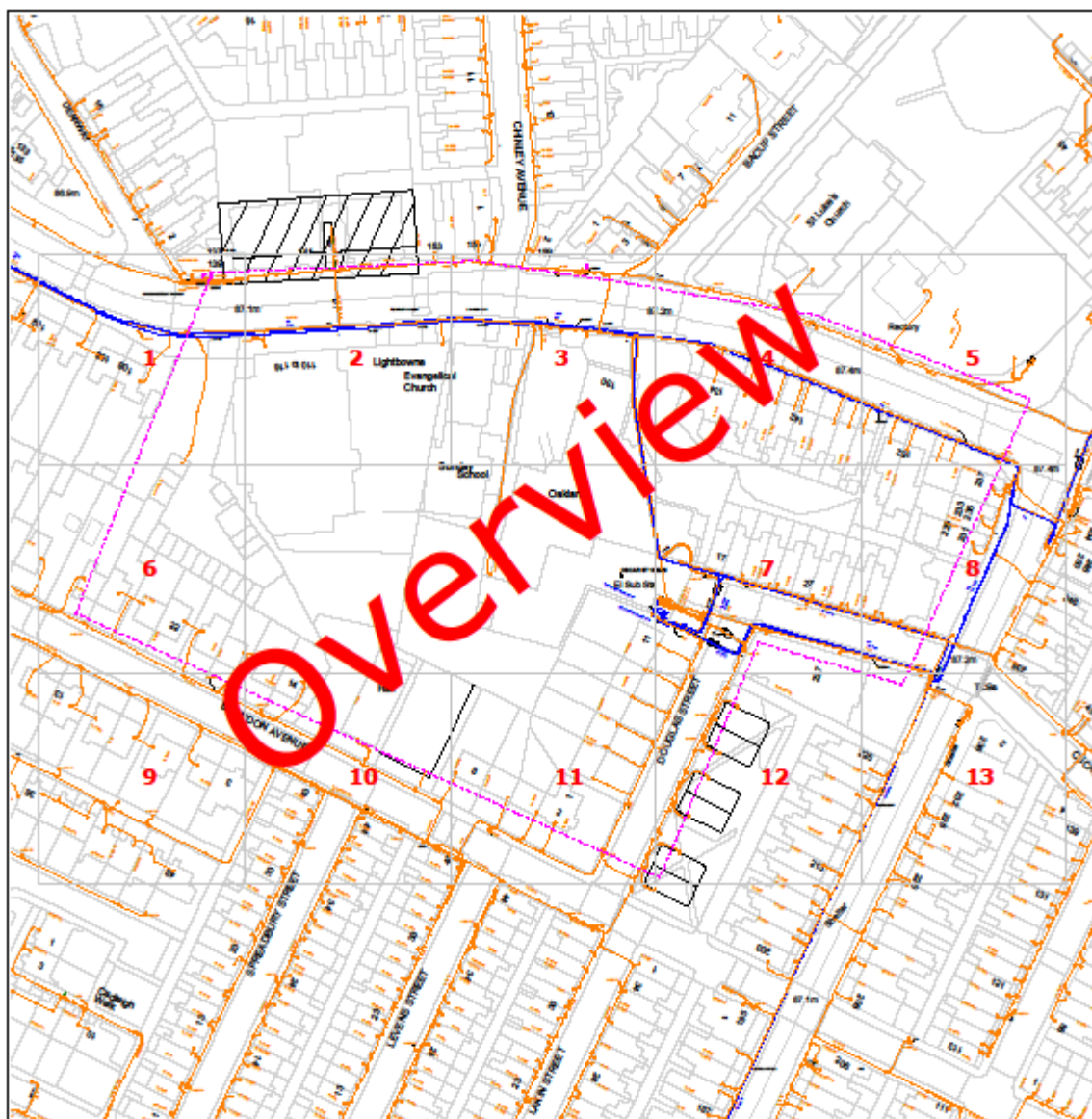
APPENDIX 3

GAS NETWORK LAYOUT



APPENDIX 4

ELECTRIC NETWORK LAYOUT



Requested by: David Beattie

Company: PSD

Date Requested: 03/07/2020

Job Reference: 19294302

Your Scheme/Reference: 112 Kenyon Lane

Dig Sites:

Area  Line 

Operating Voltage Colour Code Line Colour

132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV 6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

electricity
north west

Data Management
Electricity North West
Unley House
Dickinson Street
Manchester, M1 4LF
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

Scales on A4 paper:
1:1250 Area dig site
1:250 Line dig site

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with ADUG (400mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Reference should be made to HSE Guidance, H50/47 "Avoiding Danger from Underground Services" and G56 "Avoidance of Danger from Overhead Power Lines".

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