

Utilities Statement
In respect of the erection of
5 residential dwellings
at
Eastfield Stables, May Walk,
Stansted CM24 8SS



1 INTRODUCTION

This Utilities Statement is a supplementary document to be read in conjunction with the Design and Access statement with appendices and the reports from specialist consultants.

2 LOCAL CONTEXT

Eastfield Stables is in Uttlesford District, situated immediately north of the B1051, to the west of Stansted and immediately to the east of Elsenham.

Eastfield Stables has existing residential properties to the northern end of the complex and a Wellness Hub at the southern end.

All of those properties are served by electricity.

There is no gas service available.

There is no mains drainage available.

3 DESIGN APPROACH

All heating, domestic hot water and lighting and power will be provided by a combination of main electricity and that generated by air source heat pumps.

The drainage strategy has been designed by InterModal and their report is one of the application documents.

Foul water will be treated by means of a bio disc treatment packs.

The final effluent and surface water will be disposed of via soakaways in a system incorporating storm cells.

V F Ranger on behalf of NB Investments UK Limited

DATASHEET



WALL1LBK

230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting



MLA PART CODE	WALL1LBK
DESCRIPTION	230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting
NET WEIGHT (KG)	0.41
FINISH	Black
DIFFUSER	Clear
DIMENSIONS (MM)	Diameter - 64 Height - 112 Projection - 94 Base Diameter - 78 Base Depth - 25
CONSTRUCTION	Construction - Die-cast aluminium
CLASS	I
IP RATING	IP65
MAX. WATTAGE (W)	35
LAMP TECHNOLOGY	Halogen / LED Compatible
LAMP BASE	GU10
LAMP INCLUDED	No
LED COMPATIBLE	Yes
DIMMABLE	Lamp dependent
INPUT VOLTAGE	230V 50Hz
CABLE ENTRY (MM)	20
CABLE GLAND INCLUDED	Blind grommet
WARRANTY	1year(s)
MANUFACTURED IN ACCORDANCE WITH	BS EN 60598
ORIGIN OF MANUFACTURE	China
DECLARATION OF CONFORMITY (HELD ON FILE)	Yes