



INFRASTRUCTURE, FOUL and SURFACE WATER STATEMENT

Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar

Introduction

Existing utility services asset plans have been obtained through the Landmark Information Group to confirm the presence of statutory provider and independent network operator mains, apparatus and equipment within the vicinity and curtilage of the site comprising Maple House, Nos 8-16 (even) & 30-32 High Street and Nos 1-7 Princes Parade, Potters Bar ("the Property").

Review of asset records has informed of any requirement for diversion of assets and constraints presented by assets to development proposals for the former office/commercial land parcel.

1. Electricity

a) Existing

UK Power Networks records identify cable infrastructure in the near and far footways of Mutton Lane and High Street, inclusive of 2N^o sub-stations Tingey's and Canada Life within the curtilage of the Property. UK Power Networks have confirmed that the sub-stations comprise a distribution asset that feeds the wider network and serve the Property only, respectively Fig 1. refers.

b) Disconnection

The former office/commercial accommodation units are served by multiple metered supplies that will require disconnection outside the development boundary within the highway maintainable at public expense. Disconnection works shall include the decommissioning of the Canada Life sub-station.

Initially, 1N^o supply shall be retained and subject to a service alteration to provide a metered Temporary Builders' Supply in an appropriate kiosk on the development boundary. The Temporary Builders' Supply will be disconnected at a suitable time within the build period.

Meter removals will be procured by the Canada Life ("the Seller).

Disconnections and the initial service alteration will be implemented by UK Power Networks.

c) Protection/lowering/diversion

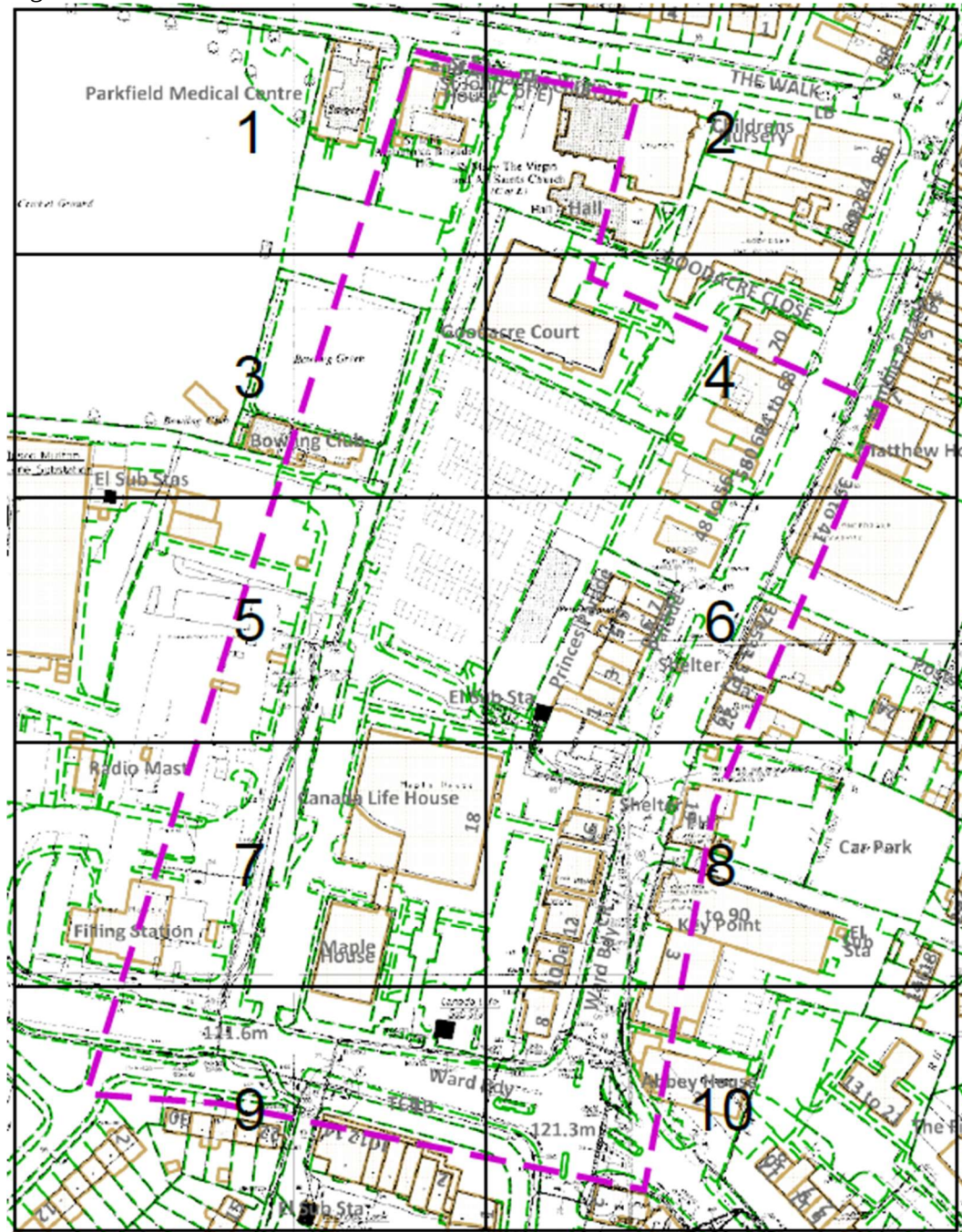
Below ground cable assets, within the curtilage of the Property associated with the Tingey's sub-station will be traced, mapped and marked at surface level for the duration of the re-development project (demolition and construction) to protect both the assets and the workforce. The Tingey's sub-station and associated cables have been accommodated within the re-development design proposal. There are no requirements to protect, lower or divert UK Power Network assets.

d) Proposed

The on-site electricity network shall comprise a minimum of 2N^o. new distribution sub-stations owned and operated by an Independent Network Operator (IDNO) with all contestable infrastructure laid/installed and commissioned by the IDNO's delivery partner. Non-contestable works shall be completed by UK Power Networks.

Detailed design shall establish a High Voltage Point of Connection on the incumbent (UK Power Networks) network.

Fig. 1



2. Gas

a) Existing

Cadent records identify low pressure mains in the far carriageway near of Mutton Lane and in the near footway of High Street across the entire Property frontage. Additionally, a low pressure main is located in the far carriageway High Street, Fig. 2 refers.

b) Disconnection

The former office/commercial accommodation units are served by multiple metered supplies that will require disconnection outside the development boundary within the highway maintainable at public expense.

Meter removals will be procured by the Seller.

Disconnections will be implemented by Cadent.

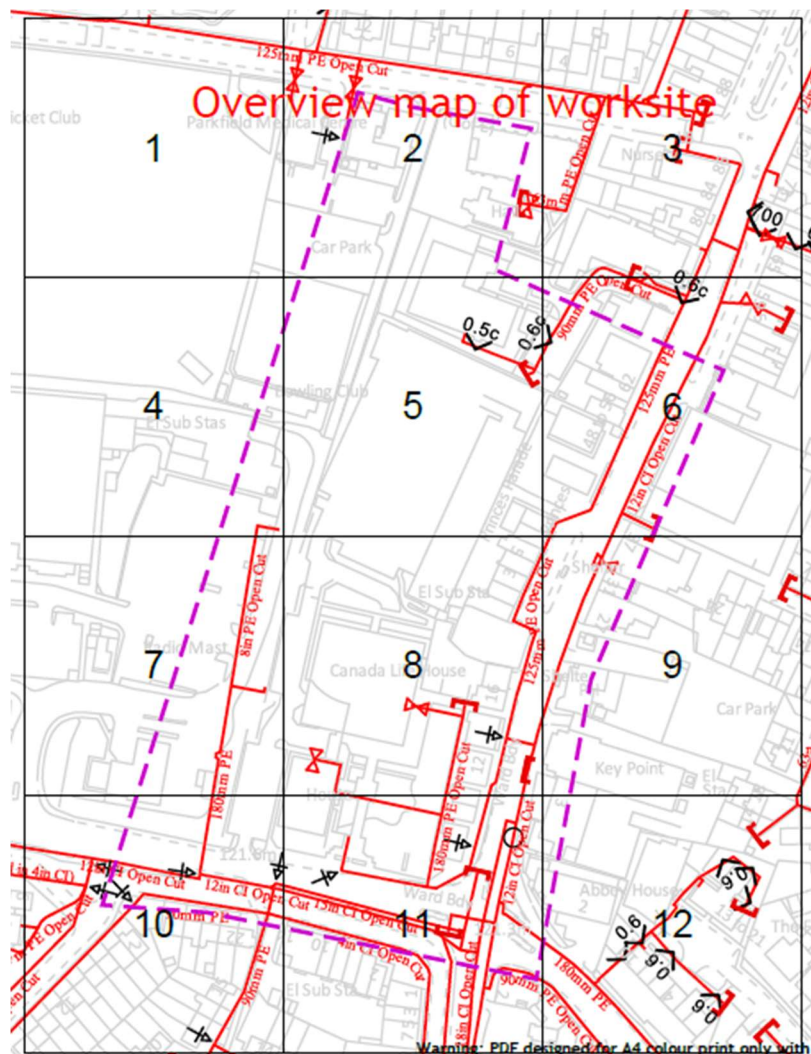
c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Cadent assets.

d) Proposed

The proposed development has no requirement for heating of properties or cooking by gas.

Fig. 2



3. Water

a) Existing

Affinity Water records indicate a network of mains in the near footways of Mutton Lane and High Street respectively, across the entire Property frontages. Additionally, mains are located in the far carriageway and far footway of Mutton Lane and High Street respectively, Fig. 3 refers.

b) Disconnection

The office accommodation is served by a bulk meter supply, with the chamber located between N^o 16 High Street and the car wash. Commercial units are subject to independent supplies.

Initially, 1N^o supply shall be retained to provide a metered Temporary Builders' Supply in. The Temporary Builders' Supply will be disconnected at a suitable time within the build period.

The disconnections will be implemented by Affinity Water inclusive of meter removals.

c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Affinity Water assets.

d) Proposed

It is proposed that the on-site mains network will be owned and operated by an independent network operator under NAV arrangements with all contestable infrastructure laid/installed and commissioned by the operator's delivery partner. Non-contestable works shall be completed by Affinity Water.

Detailed design shall establish a Point of Connection on the incumbent (Affinity Water) network.

Fig. 3



4. Telecommunications

a) Existing

Openreach records show below ground assets in the near footways of Mutton Lane and High Street across the entire Property frontages. Additionally, below ground assets are located in the far footways of Mutton Lane and High Street, Fig. 4 refers.

b) Disconnection

Disconnection of the service to the former office/commercial accommodation will be required prior to demolition.

c) Protection/lowering/diversion

There are no requirements to protect, lower or divert the Openreach assets.

d) Proposed

Openreach will provide a Full Fibre to the Premises service to all new properties on the development. A chamber and ducted network will be installed by the Developer's groundwork contractor to an agreed junction box at the boundary and Openreach will pull fibre cables through the on-site ducted network and make connection via the junction box to the Openreach network.

The Openreach network is "open" and homeowners shall be able to procure broadband and non-terrestrial TV packages from their preferred provider.

Fig. 4



5. Foul and Surface Water

a) Existing

Thames Water records show a foul water asset within the curtilage of the Property located between N^o. 16 High Street and the car wash that discharges to a 225mm diameter foul sewer in the middle of the High Street carriageway. A 300mm/225mm diameter surface water sewer is shown in the near footway of High Street, Fig. 5 refers.

b) Disconnection

All foul and surface water drainage outfalls from the office/commercial accommodation will be cut and sealed during the demolition phase. Sealing operations shall be

Conclusion

Electricity, gas, water, telecommunication and foul and surface water sewer networks have been identified within the immediate vicinity of the Property by obtaining incumbent asset records.

The office/commercial land parcel is fully serviced and disconnections will be required in advance of the demolition process and at an appropriate time in the build programme where existing supplies are to be altered to provide Temporary Builders' Supplies.

UK Power Networks' below ground cable assets, within the curtilage of the Property associated with the Tingey's sub-station will be traced, mapped and marked at surface level for the duration of the re-development project (demolition and construction) to protect both the assets and the workforce. The Tingey's sub-station and associated cables have been accommodated within the re-development design proposal.

Points of Connection to the incumbent networks will be identified during detailed design and confirmation obtained that there is sufficient capacity within the local networks to support the development without the need for off-site reinforcement.

There are no utility restrictions that would prevent the construction of the development.