

13 December 2013

NB503-27/ACJ/FT

For the attention of: Neil Clubbs

South Tyneside Homes

Strathmore

11 Rolling Mill Road

Viking Business Park

Jarrow

NE32 3DP

EXISTING UTILITIES APPRAISAL REPORT

For

12 & 14 EDHILL AVENUE, SIMONSIDE,

SOUTH SHIELDS NE34 9BJ

This report was carried out in accordance with JPB Quality Management procedures.

Report prepared by:

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Associate Director

Report checked and approved by:

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Director-in-Charge

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Practical Solutions to Technical Problems

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1.0 INTRODUCTION

- 1.1 Further to the written instruction dated 18 November 2013 from South Tyneside Homes (STH), Johnson Poole and Bloomer Limited (JPB) is pleased to present an Existing Utilities Appraisal Report for the site known as 12 & 14 Edhill Avenue, South Shields. The site's general location and site boundaries and layout are shown on JPB Drawings NB503/01 and NB503/02, respectively.
- 1.2 The site comprises 12 and 14 Edhill Avenue, a pair of semi detached properties in the Simonside area of South Shields, approximately 2.5km to the southwest of Jarrow town centre. Occupying an area of approximately 0.095ha, the site is rectangular shaped in plan view, with its longest axis orientated northeast to southwest. The site and its surroundings are generally level at an elevation of approximately 23m above ordnance datum (AOD).
- 1.3 This report has been written for STH and is required in order to identify the existing utility supplies to the site. At the time of writing it is understood that STH is considering the redevelopment of the site for residential use. This will be a design and build contract, and therefore, a proposed development site layout has not been provided by STH. Therefore, no accurate assessment of the future utility requirements for the site can be made at this stage.
- 1.4 This report and related documents have been prepared for the sole use of the specified client in response to an agreed brief, for a stated purpose and at a particular time and its application must be made accordingly. No duty of care extends to any other party who may make use of the information contained therein, without prior written confirmation. The information discussed in Section 6 - General of this report should be consulted and noted.

2.0 PURPOSE, AIMS AND OBJECTIVES OF APPRAISAL

- 2.1 The main purpose of this appraisal is to identify the utilities present on site and to assist the Local Planning Authority in the consideration of service connection issues at the time of an application for development on site.
- 2.2 Information relating to the existing services on site has been collated through Linesearch land search and the provision of service location plans directly from the Asset owners / connection providers. The objective has been to provide baseline information against which future changes can be compared.
- 2.3 The principal aim of the appraisal is to review the existing utility networks, determine their locations and assess the potential to serve a new development. This appraisal will consider gas, potable water, drainage and sewerage, electricity and telecommunications.

3.0 EXISTING UTILITIES

3.1 Water

- 3.1.1 The asset owner in the area is Northumbrian Water (NW) and they supply potable water and maintain the network in the vicinity of the site.
- 3.1.2 The records supplied by NW indicate that there are no public water mains within the site boundaries. The supply to the site is therefore likely to be a private connection from the public HDPE water main, 125mm in diameter, which runs along the opposite side of Edhill Avenue to the site.
- 3.1.3 The NW supplied plans are presented in Appendix A.

3.2 Drainage and Sewerage

- 3.2.1 The asset owner in the area is Northumbrian Water (NW) and they maintain the network in the vicinity of the site.
- 3.2.2 The records supplied by NW indicate that there are no public sewers or drainage within the site boundaries. The sewerage from the site is therefore likely to be via private connection to the vitreous clay combined (foul and surface water sewer) 300mm in diameter, which runs along the opposite side of Edhill Avenue.
- 3.2.3 The NW supplied plans are presented in Appendix A.

3.3 Gas

- 3.3.1 The asset owner in the area is Northern Gas Networks (NGN) and they maintain the network in the vicinity of the site.
- 3.3.2 The records supplied by NGN indicate that a 4" SI low pressure main enters the site from Edhill Avenue at the southwestern corner. This is adjacent to the public footpath in the front garden area of 14 Edhill Avenue.
- 3.3.3 The NGN supplied plans are presented in Appendix B.

3.4 Electricity

- 3.4.1 The asset owner in the area is Northern Powergrid (NP) and they maintain the network in the vicinity of the site.
- 3.4.2 The records supplied by NP indicate that a number of underground cables, including high voltage 11kV, run along the boundary between 14 and 16 Edhill Avenue. These cables lead to a sub station adjacent to the southeast of the rear garden area of 12 and 14 Edhill Avenue. These may present a constraint to redevelopment.

3.4.3 The NP supplied plans are presented in Appendix C.

3.5 Telecommunications

3.5.1 The asset owner in the area is BT and they maintain the network in the vicinity of the site.

3.5.2 The records supplied by BT Openreach indicate underground cables to run from 12 Edhill Avenue to the public footpath of Edhill Avenue, before turning northwest and running along the footpath before turning west beneath Edhill Avenue to join further cables on the far side of Edhill Avenue, adjacent to Ranson Crescent.

3.5.3 The BT Openreach plan does not show any overhead plant on or in the vicinity of the site. However, during the site inspection undertaken by JPB on 18 November 2013, overhead telecommunications cables were noted to extend from 12 Edhill Avenue and cross Edhill Avenue towards no. 17.

3.5.4 The BT Openreach supplied plans are presented in Appendix D.

4.0 NEW SUPPLIES AND INFRASTRUCTURE

4.1 The form of the proposed redevelopment at Edhill Avenue is currently unknown, although it will be residential. At this stage, the utility requirements cannot be accurately predicted. This could be completed as soon as the detailed development proposals are made available.

4.2 Developer enquiries will need to be made to each individual utility supplier to determine the feasibility and capacity of new connections and infrastructure, when the final proposed development details are known.

5.0 CONCLUSIONS

5.1 There are existing water mains, sewerage, low pressure gas mains, electric cables, including high voltage, and BT infrastructure within close proximity of the site and its boundaries.

5.2 In the event of redevelopment for residential purposes, it is anticipated at this stage that only minor diversions / re-connections of existing services will be required. It is recommended that once the detailed development proposals are available, the Developer enquiries are made to the utility suppliers and estimates of loads required are prepared to assist in the further negotiations with the utility suppliers.

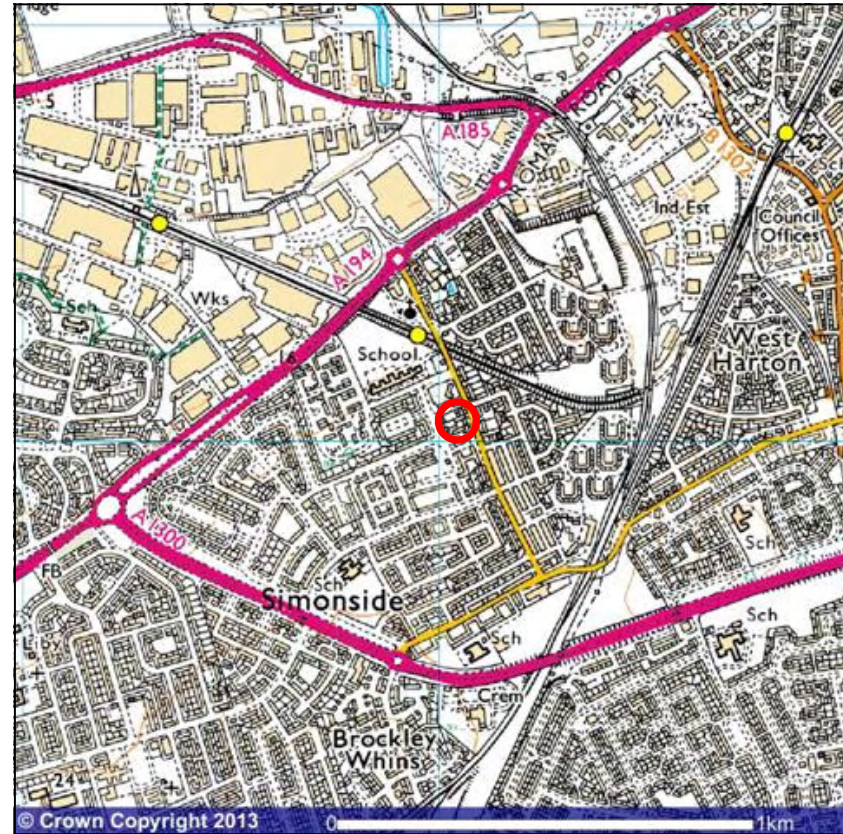
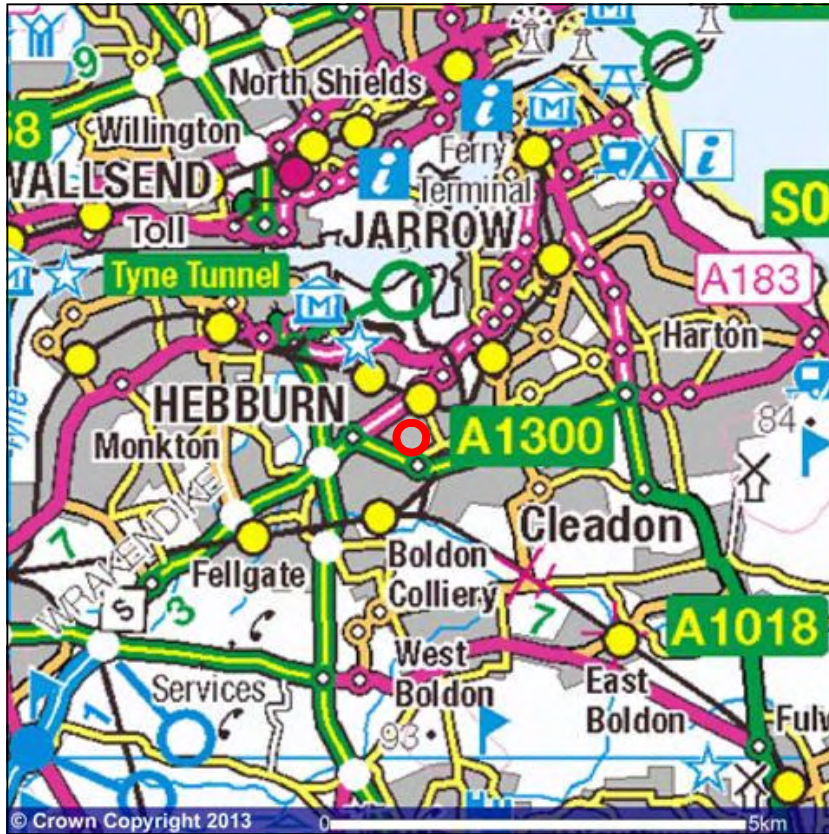
6.0 GENERAL

- 6.1 Whilst confident in the findings of our report we are unable to give an assurance that they will be accepted by the authorities without question. We therefore advise that where appropriate our report and associated matters are submitted to approving bodies and approval obtained or sought before detailed design, site works or other irrevocable action is embarked upon.
- 6.2 The recommendations contained in this report do not constitute any form of specification for the undertaking of the works required.
- 6.3 The conclusions reached in this report are necessarily restricted to those that can be determined from the information consulted and may be subject to amendment in the light of additional information becoming available.
- 6.4 This report has been prepared for the sole use of the specified client in the intended context stated above. It should not be relied upon or used for any other project or by any other party without written authority from Johnson Poole and Bloomer Limited.
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DRAWINGS

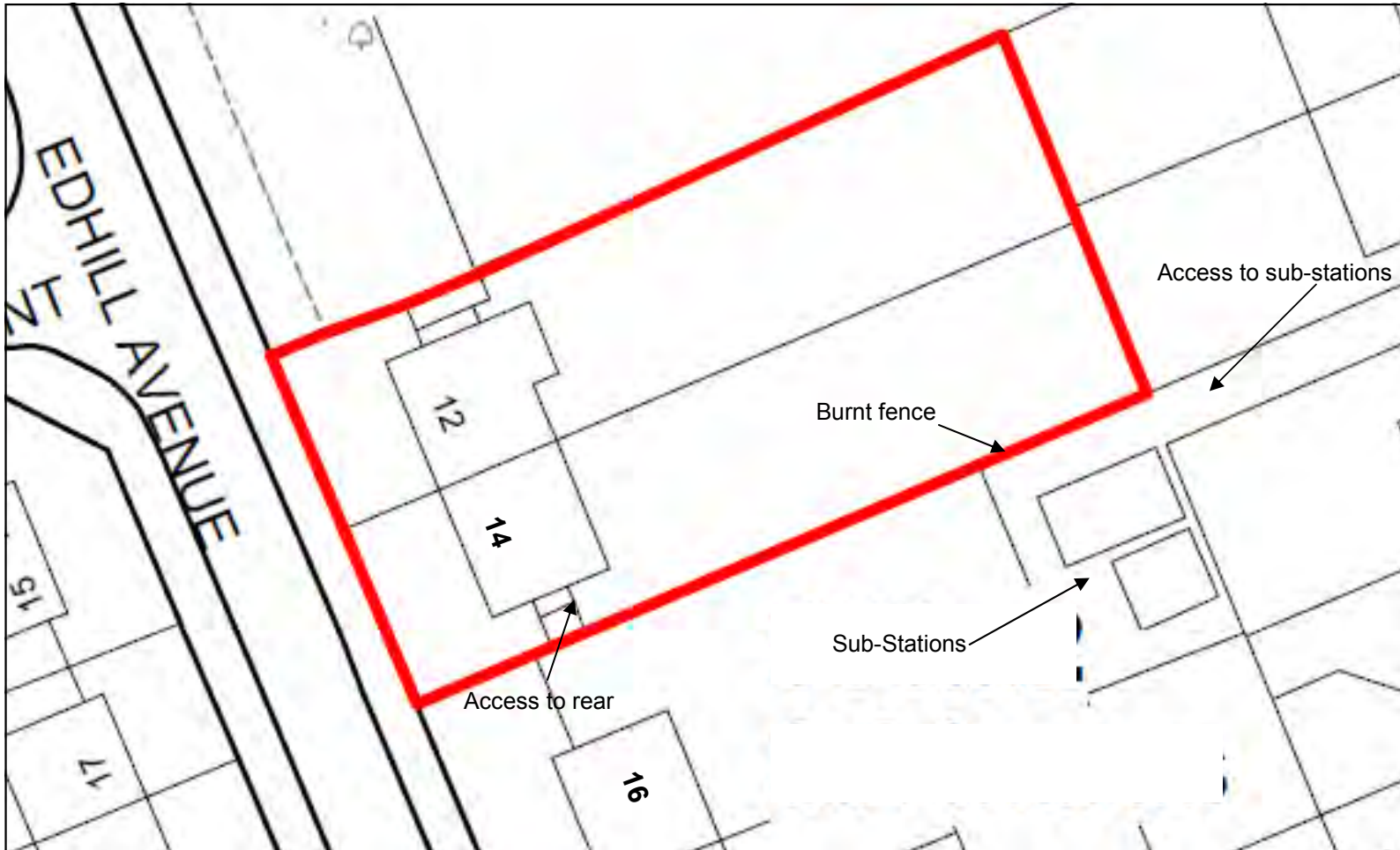
(Note – these plans are reproduced in colour)



Key -

 Site Location

	Engineer DM	Client	SOUTH TYNESDIE HOMES		Title	This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright AL 100002652.
	Checked FT	Project	12 & 14 EDHILL AVENUE			
	Approved ACJ	Date	22-11-13	Scale	As shown	



Key -

— Site Boundaries

**JOHNSON
POOLE &
BLOOMER**
CONSULTANTS



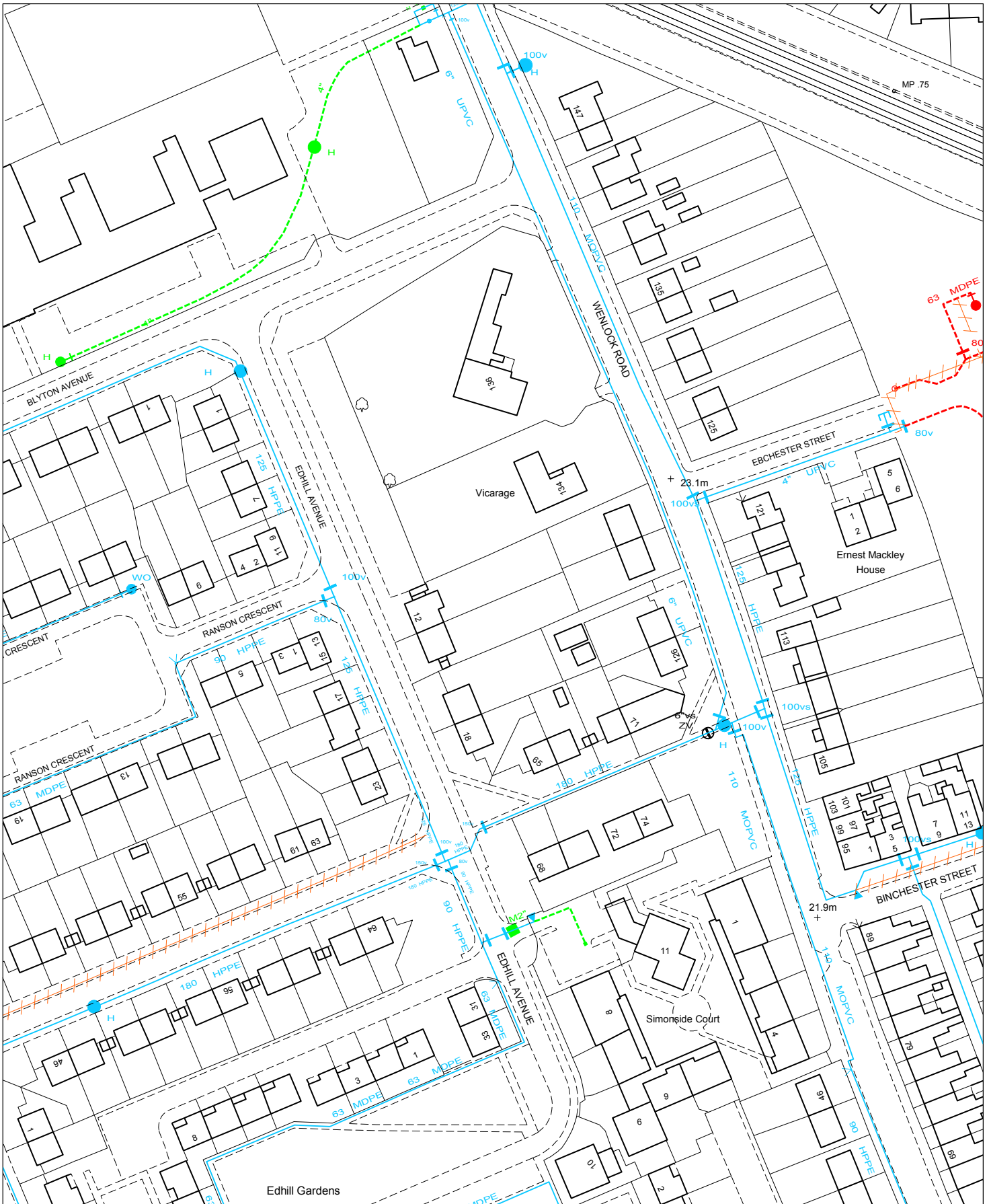
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Checked FT	Project	12 & 14 EDHILL AVENUE			
Approved ACJ	Date	22-11-13	Scale	Drawing	NB503/02
			N.T.S.		

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APPENDIX A

Northumbrian Water Plans



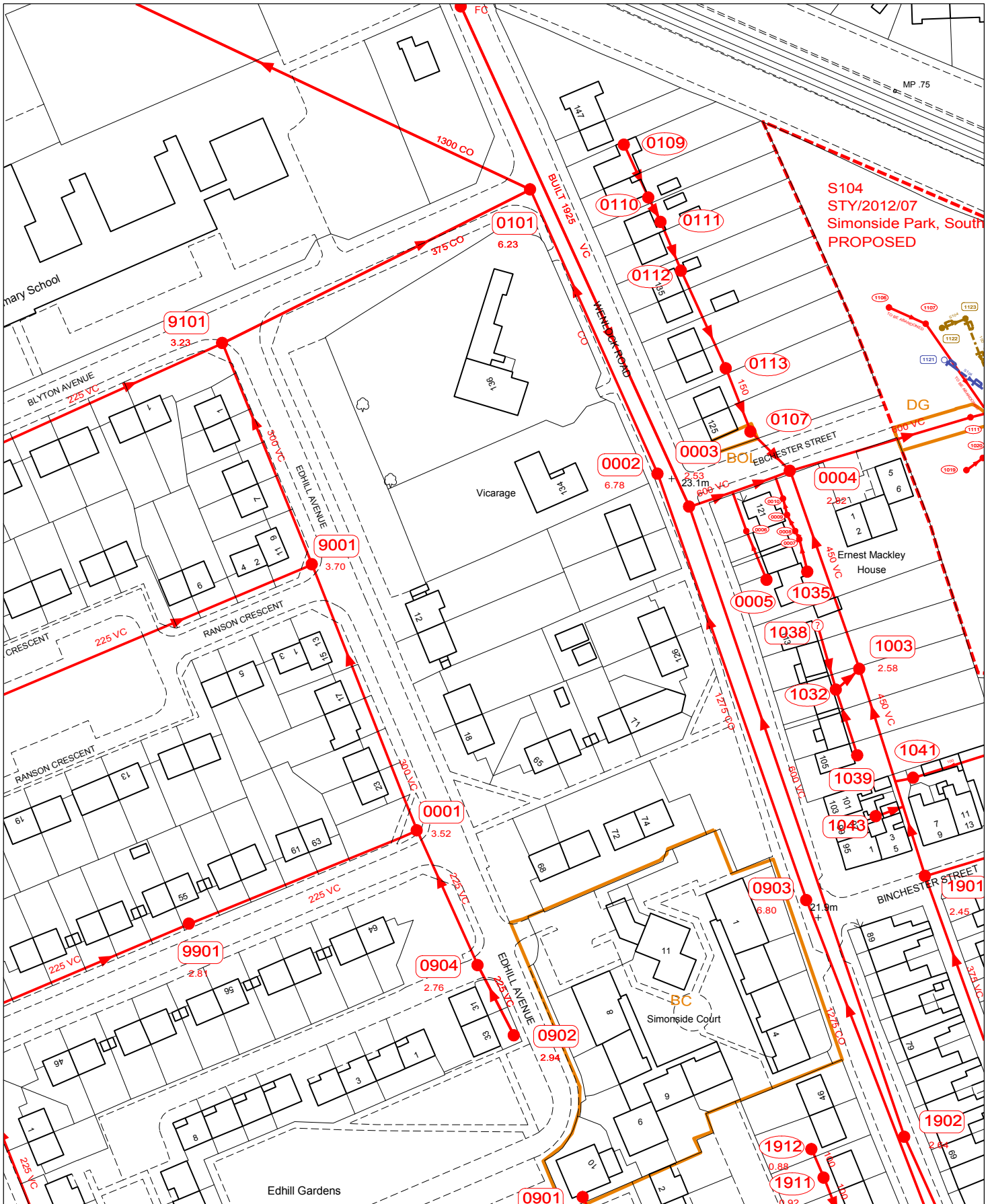
	Distribution Main		Private Main	Your Reference:	0000
	Raw Water Main		Out of Commission Main	Our Reference:	1087415
	Trunk Main		Abandoned Asbestos Main		
	Proposed Main		Abandoned Main		

Author : THRAG
 Title : Water
 Centre Point : 435023,564062

Date : 22-11-2013
 Sheet: NZ3564SW
 Scale : 1:1250

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S104
STY/2012/07
Simonside Park, South
PROPOSED

	Combined		Private		Abandoned	Your Reference: 0000
	Foul		Highway Drain		Manhole	Our Reference: 1087415
	Surface Water		Rising Main		Pumping Stn	
	Watercourse		Backdrop		Adoption Agreement	

Author : THRAG
 Date : 22-11-2013
 Title : Sewerage
 Sheet: NZ3564SW
 Centre Point : 435023,564062
 Scale : 1:1250

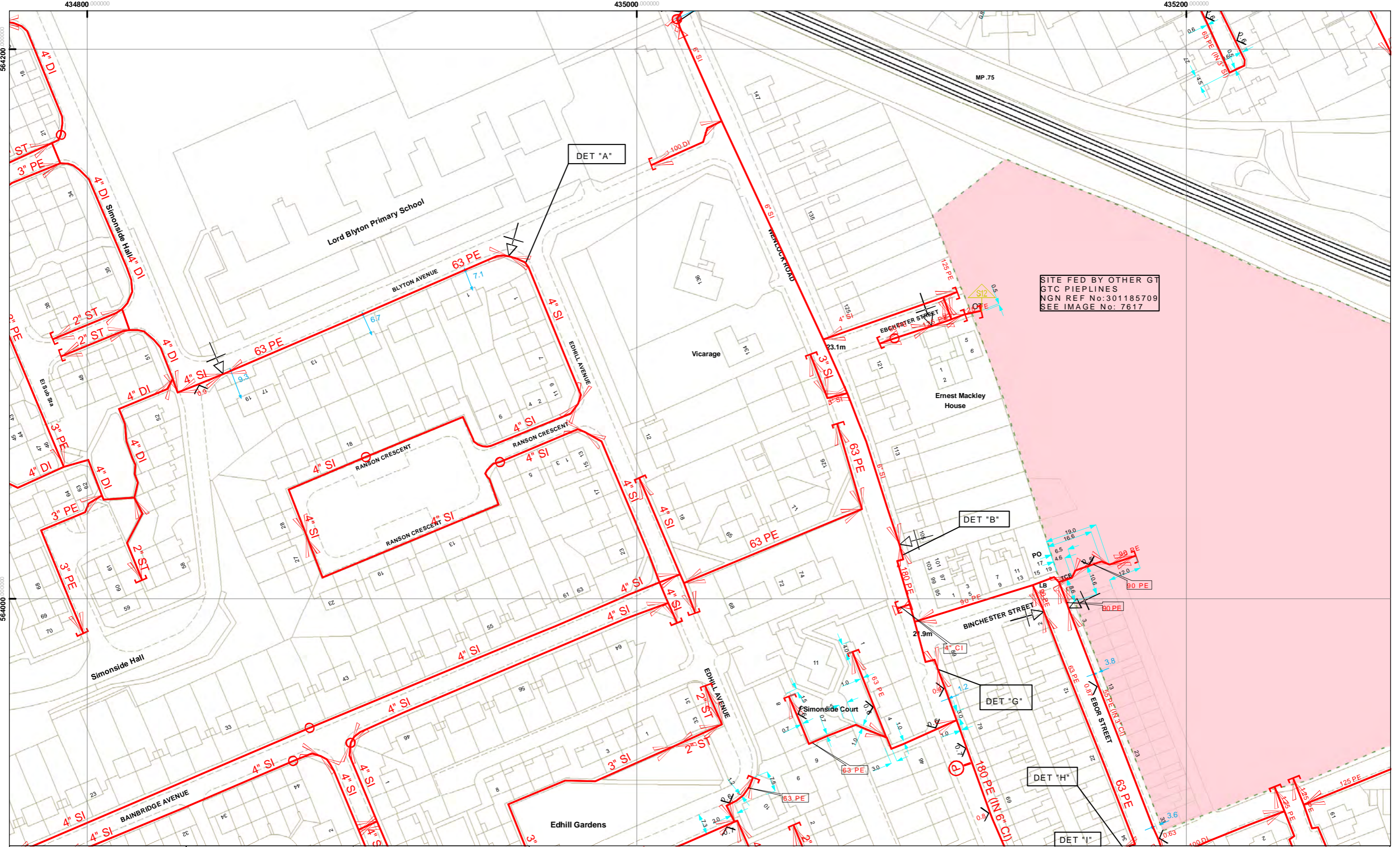
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APPENDIX B

Northern Gas Networks Plans



SITE FED BY OTHER GT
 GTC PIPELINES
 NGN REF No: 301185709
 SEE IMAGE No: 7617

NRSA RESPONSE	
SCALE:	1:1,250
USER ID:	N800171
DATE:	11/12/2013 10:24:36
GRID REFERENCE:	E: 435023 N: 564062

	Low Pressure
	Medium Pressure
	Intermediate Pressure
	Regional High Pressure

0 15 30 60 Metres

TITLE : Land at Edhill Avenue South Shields NE34 9BJ

The plan shows those pipes owned by Northern Gas Networks or the relevant Gas Distribution Network in their roles as Licenced Gas Transporters (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, the relevant Gas Distribution Network, or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.



ArcGIS Server 9.3.1

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Some examples of Plant Items:

	Valve		Depth of Cover		Syphon		Diameter Change		Material Change
--	-------	--	----------------	--	--------	--	-----------------	--	-----------------



APPENDIX C

Northern Powergrid Plans



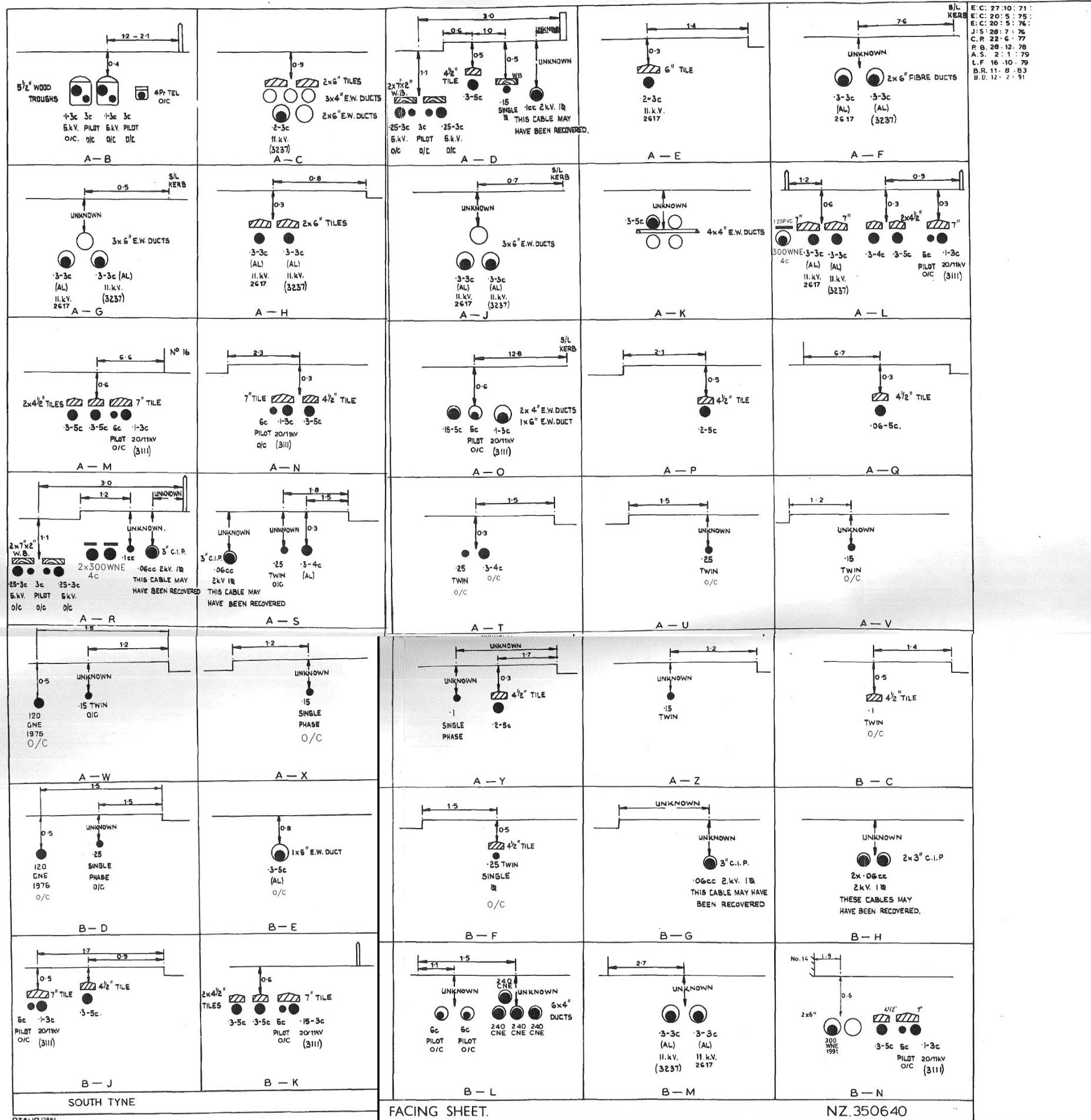
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 Date: 27 Nov 2013

Dig Safety

1. Use Plans
2. Use Cable Locator
3. Hand Dig To Confirm

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SOUTH TYNE

FACING SHEET.

NZ.350640

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Date: 27 Nov 2013

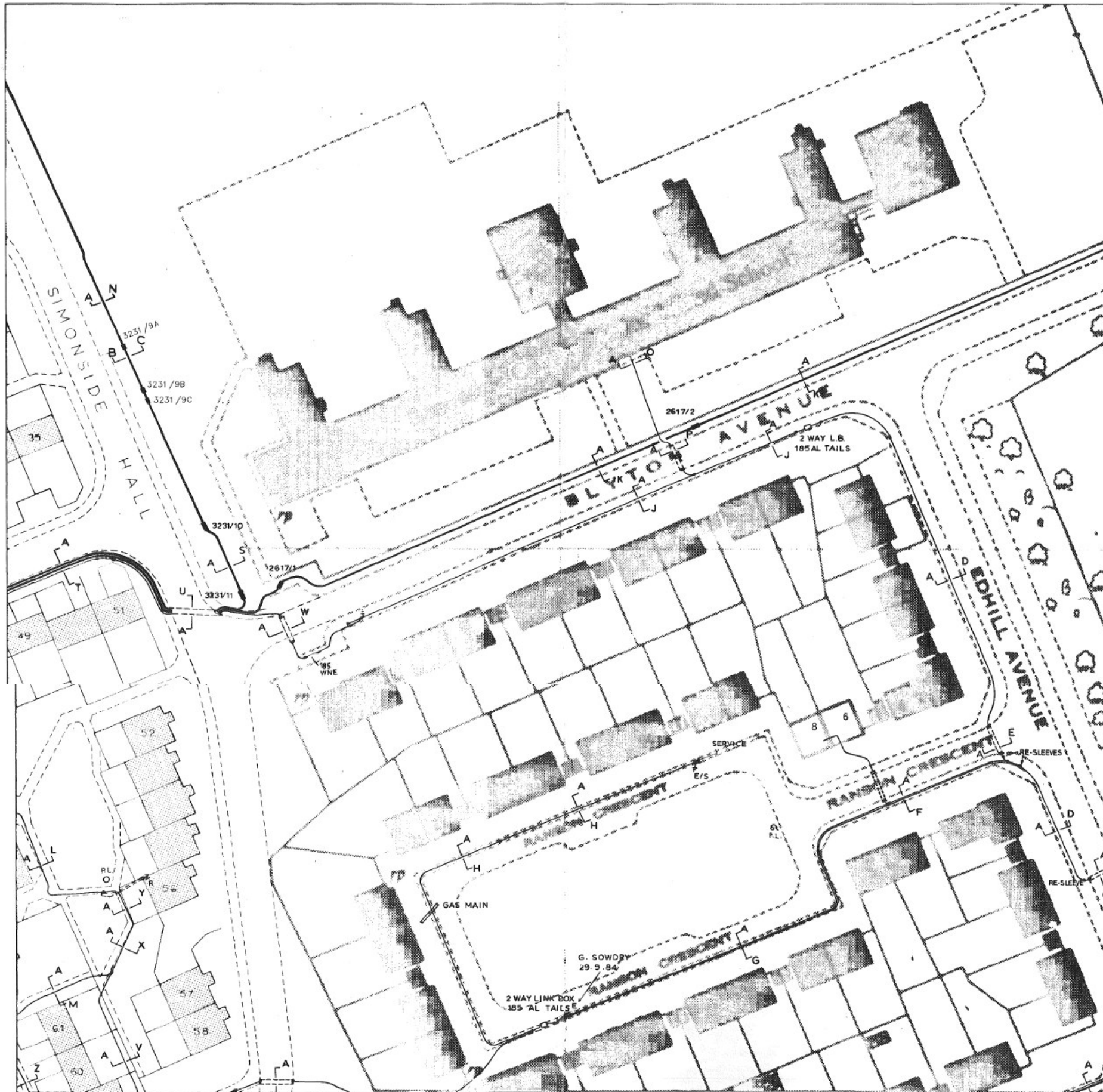
Dig Safely
1. Use Plans
2. Use Cable Locator
3. Hand Dig To Confirm

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OR OVERHEAD LINE INFORMATION SHOWN ON THE RECORD PLANS ARE TO BE USED IN ACCORDANCE WITH THE HEALTH & SAFETY EXECUTIVE'S BOOKLET HSG147, 'AVOIDING DANGER FROM UNDERGROUND SERVICES', AND GUIDANCE NOTE GS 6, 'AVOIDANCE OF DANGER FROM OVERHEAD ELECTRIC LINES'. LOCAL AUTHORITY OWNED PUBLIC LIGHTING OR SIGN CABLES. THE INFORMATION IS PROVIDED AS A SERVICE BY NORTHERN POWERGRID AND DOES NOT IMPLY ANY LEGAL OBLIGATION ON THEIR PART. PERSONS USING IT ARE REMINDED OF THEIR RESPONSIBILITY TO EXECUTE WORKS SAFELY TO AVOID DAMAGING AN APPARATUS. FURTHER ADVICE OR ASSISTANCE IS AVAILABLE FROM THE RECORDS INFORMATION CENTRE ON 0870 1600910 OUTSIDE NORMAL WORKING HOURS CONTACT OUR CUSTOMER INFORMATION CENTRE ON 0845 0702703

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E.C. 20.5.76
J.S. 28.7.76
C.P. 22.6.77
P.B. 28.12.78
A.S. 2.1.79
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 Date: 27 Nov 2013



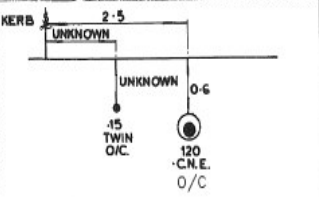
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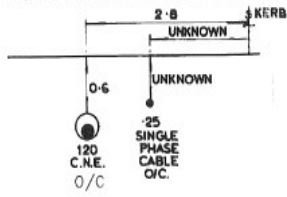
Dig Safely
 1. Use Plans
 2. Use Cable Locator
 3. Hand Dig To Confirm

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27-10-78 C.P.
11-7-84 E.G.
21-2-85 M.A.R.
16-11-95 E.G.

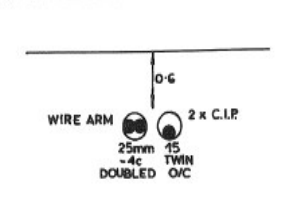
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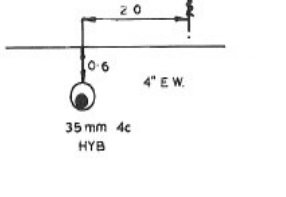
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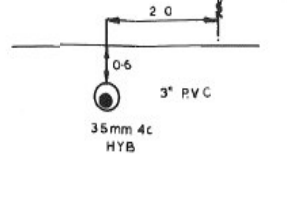
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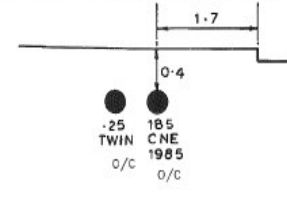
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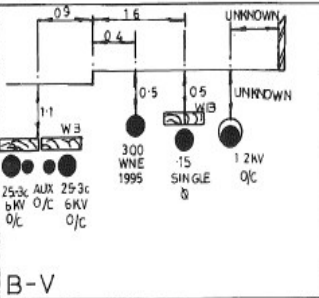
B-S



B-T



B-U



B-V

REVISIONS

THE NORTH EASTERN ELECTRICITY BOARD

DETAIL SHEET

NZ. 350640

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Map: NZ350640.002
Date: 27 Nov 2013



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Dig Safely
1. Use Plans
2. Use Cable Locator
3. Hand Dig To Confirm

DATE 01/11/13



APPENDIX D

BT Openreach Plans

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

DIAL BEFORE YOU DIG

FOR PROFESSIONAL ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS

ADVANCE NOTICE REQUIRED
(Office hours: Monday-Friday 08.00 to 17.00)

Tel: 0800 9173993
E-mail: dbyd@openreach.co.uk
Website: www.dialbeforeyoudig.com

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.

openreach
a BT Group business

BT Ref : RTA12002Y

Map Reference : (centre) NZ349796405 1

Easting/Northing : (centre) 434979,56405

Issued : 21/11/2013 12:01:24

FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA