

13 December 2013

NB503-29/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

LAND AT WARK CRESCENT,

JARROW, NE32 4SP

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

Report prepared by:

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Associate Director

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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 Land at Wark Crescent, Jarrow. The site's general location and site boundaries and layout are shown on JPB Drawings NB503/05 and NB503/06, respectively.
- 1.2 The site comprises two areas; the 'main' site which is a former residential garage site, and an 'Additional' area which is understood to have always been unoccupied. The two areas are adjacent to each other and have been considered as one site for the purposes of this report, as shown on JPB Drawing NB503/06. The site is located to the south of Wark Avenue between properties numbered 42 and 64, close to the Fellgate Metro Station approximately 3km to the south of Jarrow town centre. Occupying a total area of approximately 0.1169ha, the site is a general wedge shape in plan view, with its longest axis orientated east to west and its apex to the north. The site and its local surroundings were generally level, at an approximate elevation of 26m above ordnance datum (AOD), with the surroundings falling slightly to the north.
- 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.
- 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 being 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. However, the public main, a 4" CIEL pipe is shown to follow the line of the public footpath of Wark Crescent closest to the site, to the northwest, north and northeast of 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 is no public sewer within the site boundaries. A vitreous clay combined foul and surface water sewer (225mm in diameter) runs beneath and along Wark Crescent, servicing the properties to the northwest, north and northeast of the site. In addition, a further vitreous clay combined foul and surface water sewer (225mm in diameter) is shown to extend eastwards beneath the public footpath from a point adjacent to 61 Wark Crescent, east of the site.
- 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 there is no gas apparatus currently within the site boundaries. A 63mm PE low pressure main (inside a 3" SI pipe) runs beneath the public footpath of Wark Crescent closest to the site, servicing the existing properties. An extension pipe is shown to traverse from this to supply 42 Wark Crescent, at a point to the west of the site boundary.
- 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 an underground cable, voltage not specified, runs part way along the southern side of the service / access road to the site off Wark Crescent. This is shown to terminate at a point to the south of the internal boundary between the western verge area of the site and the main site area.

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 the public footpath of Wark Crescent closest to the site, beneath the boundary between the rear gardens of 46, 44 and 42 Wark Crescent, to a point on the northern site boundary, before turning westward along the boundary with the rear/side garden of 42 Wark Crescent. The cable is shown to terminate at this point on the boundary line.

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 Wark Crescent 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 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.

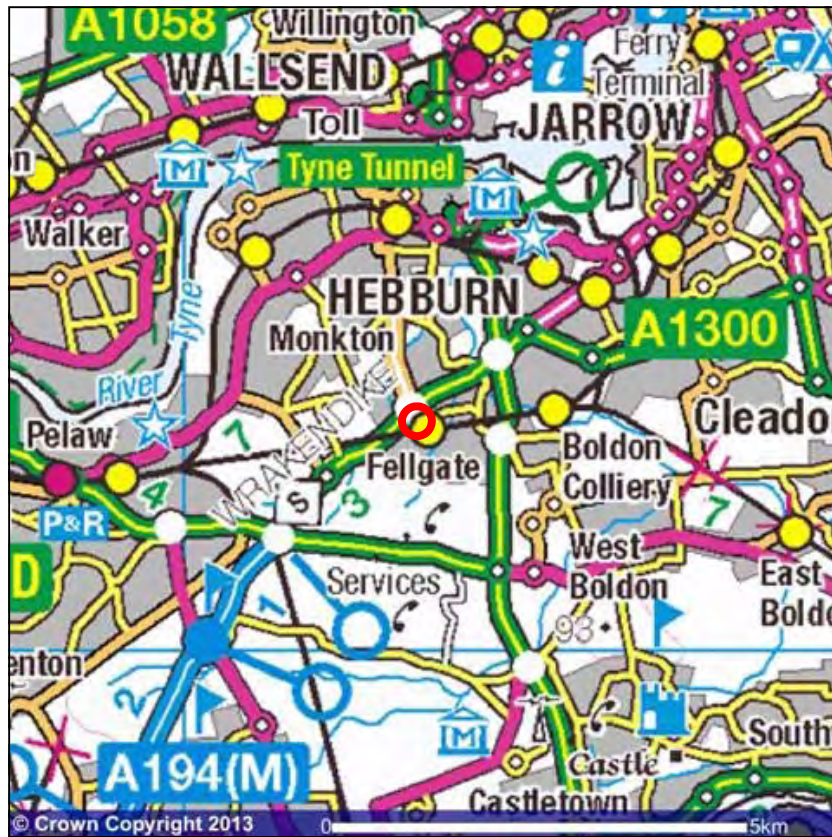
6.0 GENERAL

- 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

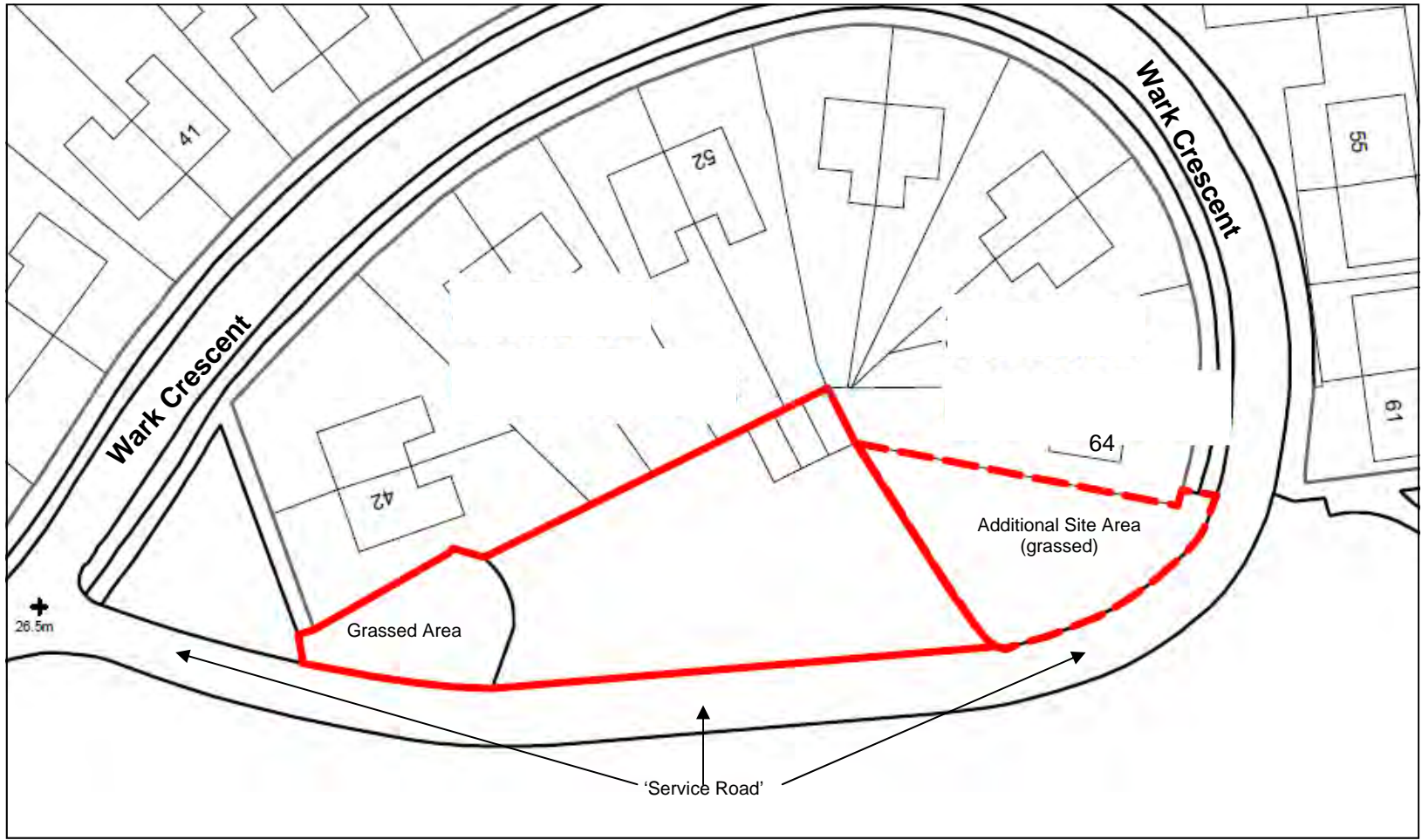
(Note – these plans are reproduced in colour)



Key -

 Site Location

	Engineer DM	Client SOUTH TYNESDIE HOMES		Title GENERAL SITE LOCATION	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 LAND AT WARK CRESCENT			
	Approved ACJ	Date 22-11-13	Scale As shown	Drawing NB503/05	



Key -

— Site Boundaries



Engineer DM	Client SOUTH TYNESIDE HOMES	Title SITE BOUNDARIES AND LAYOUT	
Checked FT	Project LAND AT WARK CRESCENT		
Approved ACJ	Date 22-11-13	Scale N.T.S.	Drawing NB503/06

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APPENDIX A

Northumbrian Water Plans

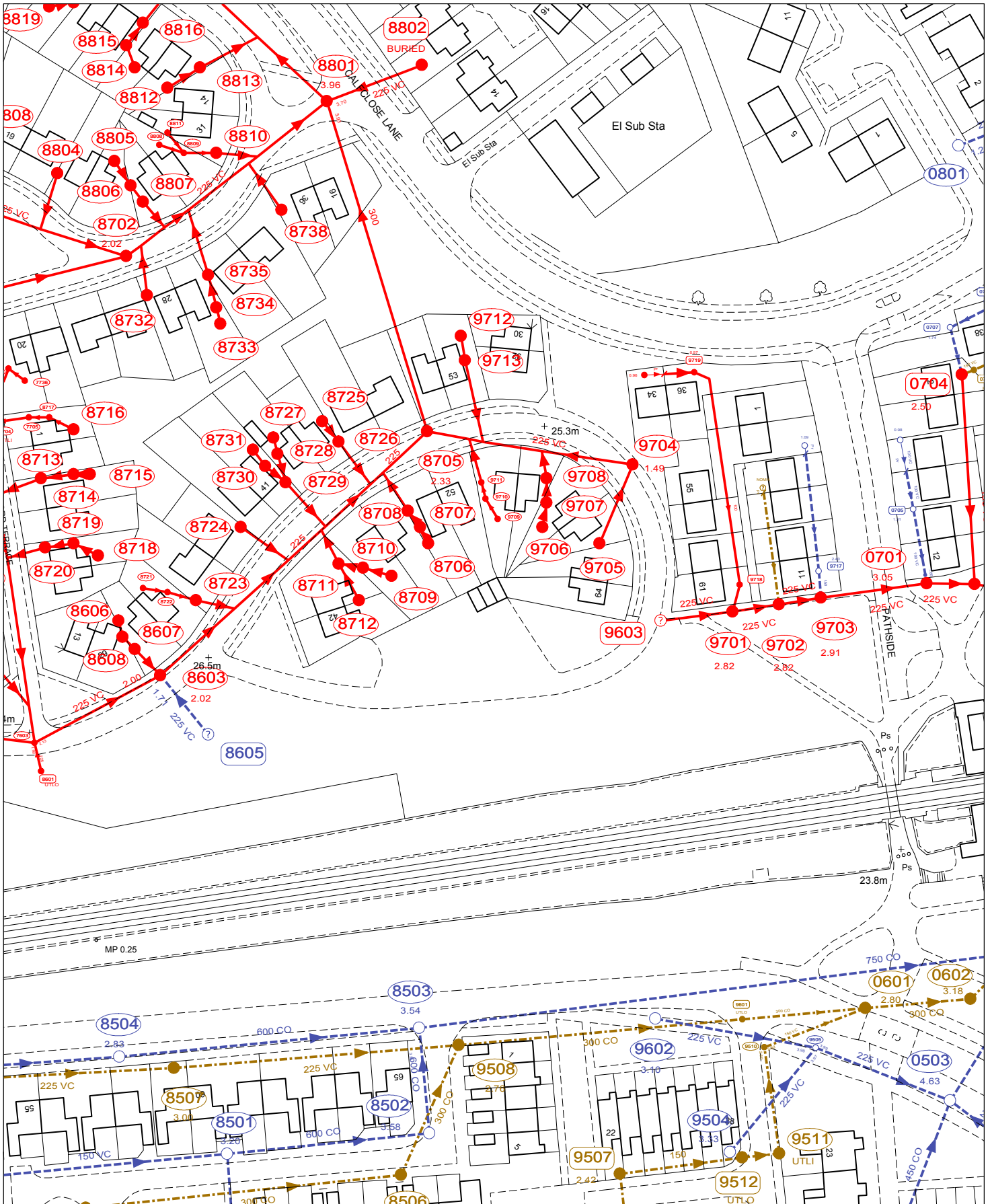


	Distribution Main		Private Main	Your Reference: 0000
	Raw Water Main		Out of Commission Main	Our Reference: 1087416
	Trunk Main		Abandoned Asbestos Main	
	Proposed Main		Abandoned Main	

Author : THRAG Date : 22-11-2013
 Title : Water Sheet: NZ3262NE
 Centre Point : 432912,562702 Scale : 1:1250

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Combined	Private	Abandoned	Your Reference: 0000
Foul	Highway Drain	Manhole	Our Reference: 1087416
Surface Water	Rising Main	Pumping Stn	
Watercourse	Backdrop	Adoption Agreement	

Author : THRAG Date : 22-11-2013
 Title : Sewerage Sheet: NZ3262NE
 Centre Point : 432912,562702 Scale : 1:1250

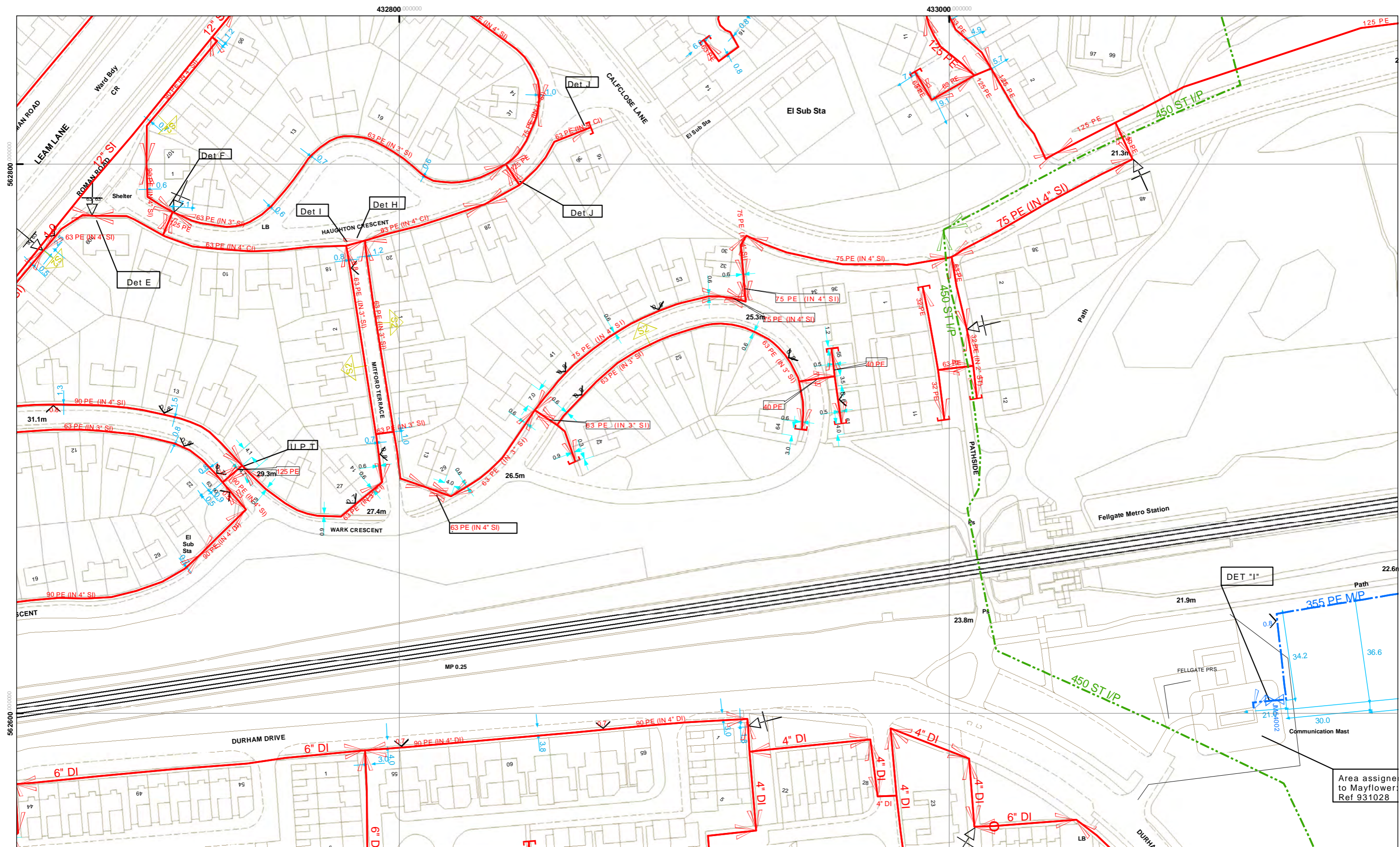
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APPENDIX B

Northern Gas Networks Plans



NRSA RESPONSE	
SCALE:	1:1,250
USER ID:	N800171
DATE:	11/12/2013 10:25:35
GRID REFERENCE:	E: 432912 N: 562702

	Low Pressure
	Medium Pressure
	Intermediate Pressure
	Regional High Pressure

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

TITLE : Land at Wark Crescent Jarrow NE32 4SP

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.

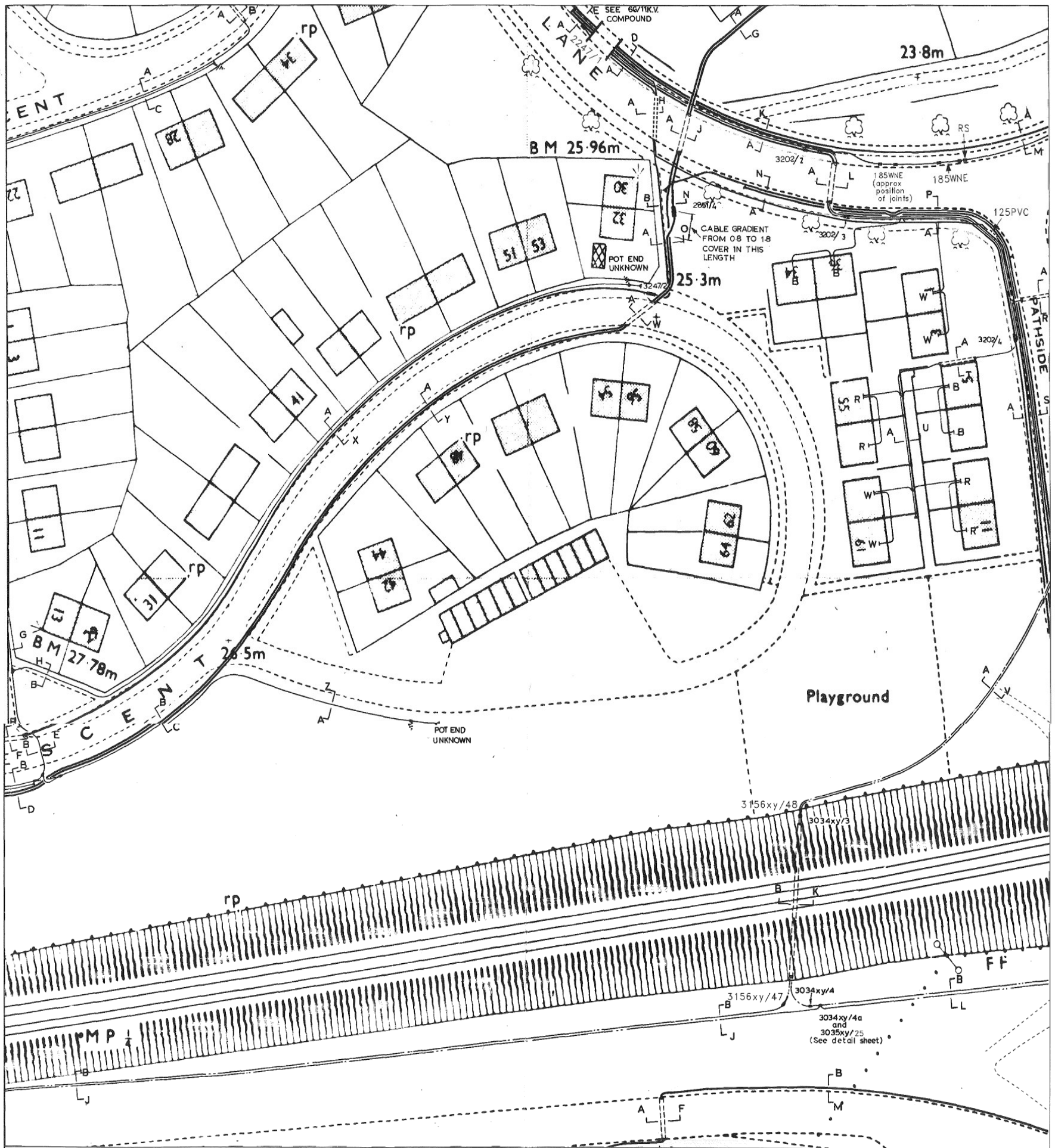
ArcGIS Server 9.3.1

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APPENDIX C

Northern Powergrid Plans



Scale: 1:500
 Map: NZ328626.TIF
 Date: 27 Nov 2013



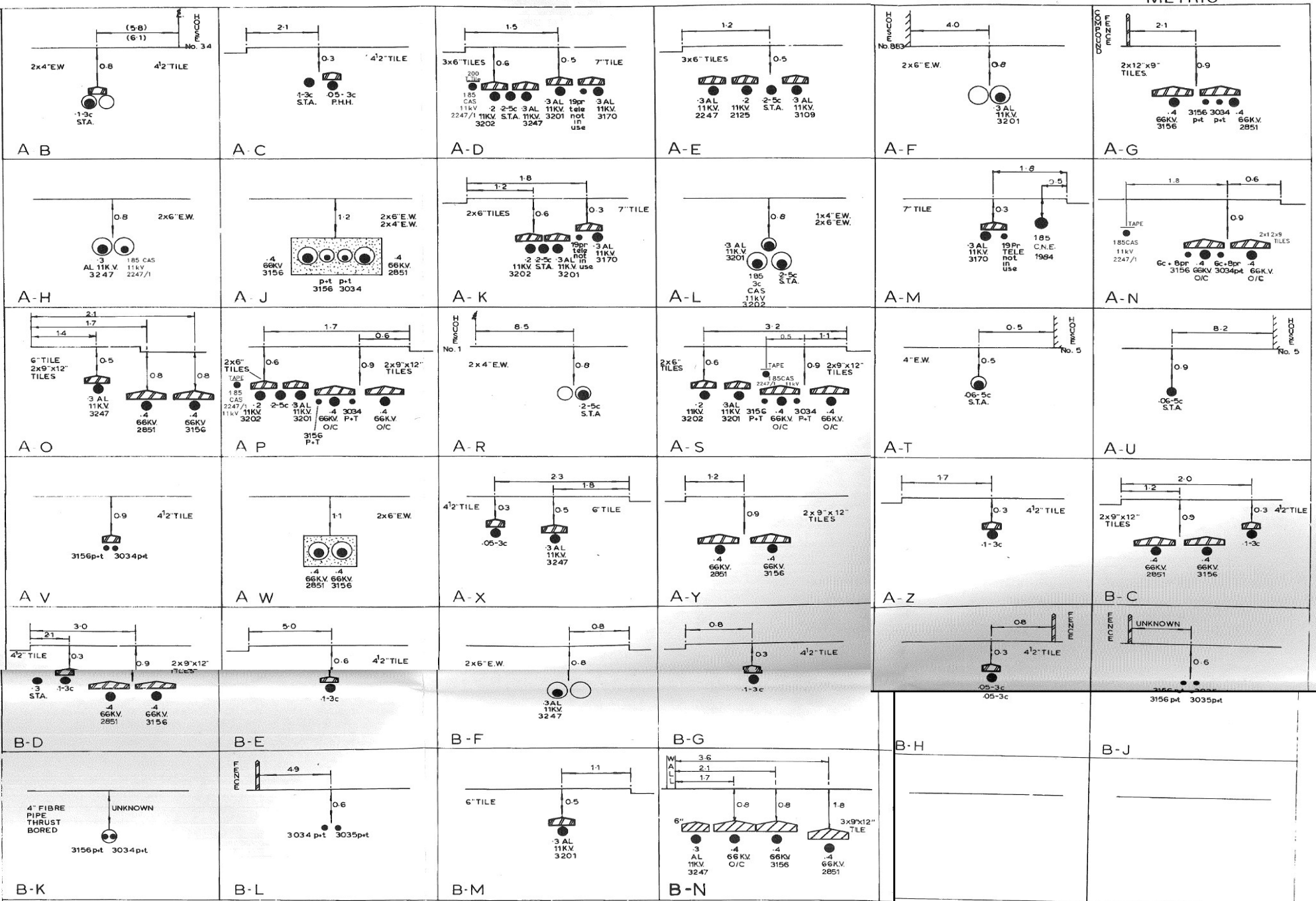
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ELECTRIC CABLES AND/OR OVERHEAD LINE INFORMATION SHOWN ON THE RECORD PLANS ARE TO BE USED IN ACCORDANCE WITH THE HEALTH & SAFETY EXECUTIVE'S BOOKLET HS(G)47, 'AVOIDING DANGER FROM UNDERGROUND SERVICES', AND GUIDANCE NOTE GS 6, 'AVOIDANCE OF DANGER FROM OVERHEAD ELECTRIC LINES'. RECORD PLANS DO NOT ALWAYS SHOW OUT OF COMMISSION CABLES OR SERVICE CABLES FROM NORTHERN POWERGRID'S MAINS TO ADJOINING OR CROSS ROAD PROPERTIES. PLANS DO NOT SHOW LOCAL AUTHORITY OWNED PUBLIC LIGHTING OR SIGN CABLES. THE INFORMATION IS PROVIDED AS A SERVICE BY NORTHERN POWERGRID AND DOES NOT IMPART ANY LEGAL OBLIGATION ON THEIR PART. PERSONS USING IT ARE REMINDED OF THEIR RESPONSIBILITY TO EXECUTE WORKS SAFELY TO AVOID DAMAGING NORTHERN POWERGRID'S APPARATUS. FURTHER ADVICE OR ASSISTANCE IS AVAILABLE FROM THE RECORDS INFORMATION CENTRE ON 0870 1600910 IN AN EMERGENCY OR OUTSIDE NORMAL WORKING HOURS CONTACT OUR CUSTOMER INFORMATION CENTRE ON 0845 0702703
 CABLE DEPTHS SHOWN WERE CORRECT AT THE TIME CABLES WERE LAID HOWEVER ALTERATIONS TO GROUND LEVELS OR CABLE DISPOSITION MAY HAVE TAKEN PLACE

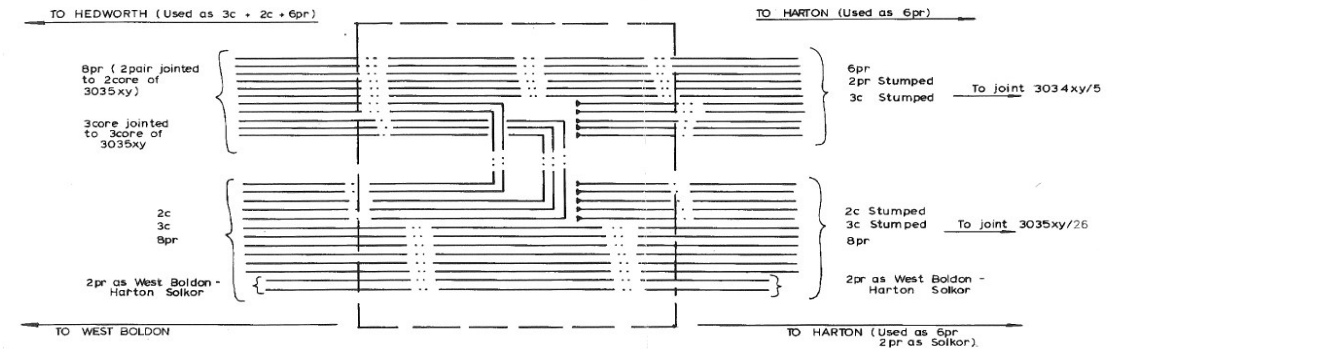
Dig Safely
 1. Use Plans
 2. Use Cable Locator
 3. Hand Dig To Confirm

28.4.77 A.C.
 3.8.84 E.S.
 13.11.84 A.C.
 13.6.85 M.S.
 03.04.90 G.M.M.

METRIC



DETAILS OF BREECHES JOINT } 3034xy/4a
 JOINTER : N BRANNON 3035xy/25
 ENGINEER : C. JONES 10.10.84



REVISIONS NORTHERN ELECTRIC

DETAIL SHEET

NZ 328626

Scale: 1:500
 Map: NZ328626.001
 Date: 27 Nov 2013

Dig Safely

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

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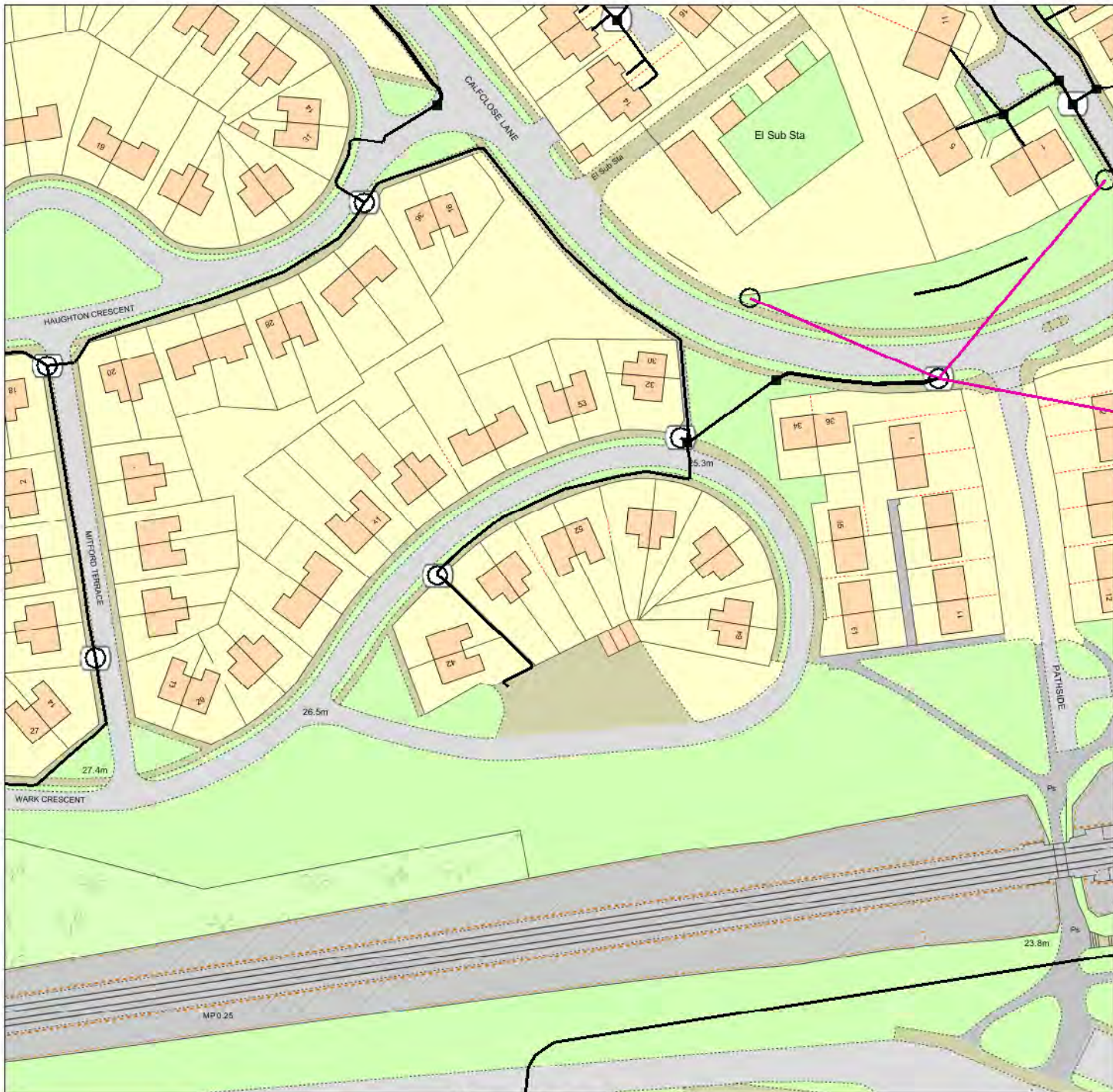
BY EXECUTIVE'S PERMISSION
 CROSS ROAD PROPERTIES,
 NORTHERN POWERGRID AND DOES NOT
 DAMAGE ANY OTHER
 PROPERTY TAKEN PLACE



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.



BT Ref : JMK12004B

Map Reference : (centre) NZ3289762725

Easting/Northing : (centre) 432897,562725

Issued : 21/11/2013 12:02:02

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