



Sandown Park Redevelopment

Utilities Assessment

22 January 2019

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Client Name: The Jockey Club
Document Reference: WIE15367-100-R-1-2-2-Utilities
Project Number: WIE15367

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
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(Note: The original image contains large black redaction marks covering the names in the 'Prepared by', 'Checked by', and 'Approved by' columns for issue 02.)

Comments

01	First Draft
02	Final issue. Updated following further utility provider responses

Comments



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1. INTRODUCTION

1.1 Background to Project

Sandown Park Racecourse is a prominent racing venue in Esher, Surrey and is owned and operated by Jockey Club Racecourses (JCR). Horse racing has been held at the site since 1875, and regular race meets continue to this day. The site covers approximately 66ha, with existing buildings including the main grandstand, stables and paddocks, a fitness centre, staff accommodation and a go-kart circuit.

Refer to Appendix A for the site location plan.

JCR is now proposing the redevelopment of Sandown Park. This will include regeneration of the existing facilities, and new residential and commercial development on surplus areas of the estate.

As part of the planning process, JCR has appointed Waterman to complete a utilities assessment, to understand the existing infrastructure and collate information from statutory providers on available capacity, and budget costs, to service the redevelopment.

1.2 Development Proposals

The development is proposed to take place over 9 separate sites within the confines of the racecourse estate. These are named as Sites 1 – 5, and Sites A – D. The proposals for each of these sites are outlined in the sections below.

Refer to Figure 1 below for the position of each site, Table 1 for proposed details, and Appendix B for the full proposed masterplan.

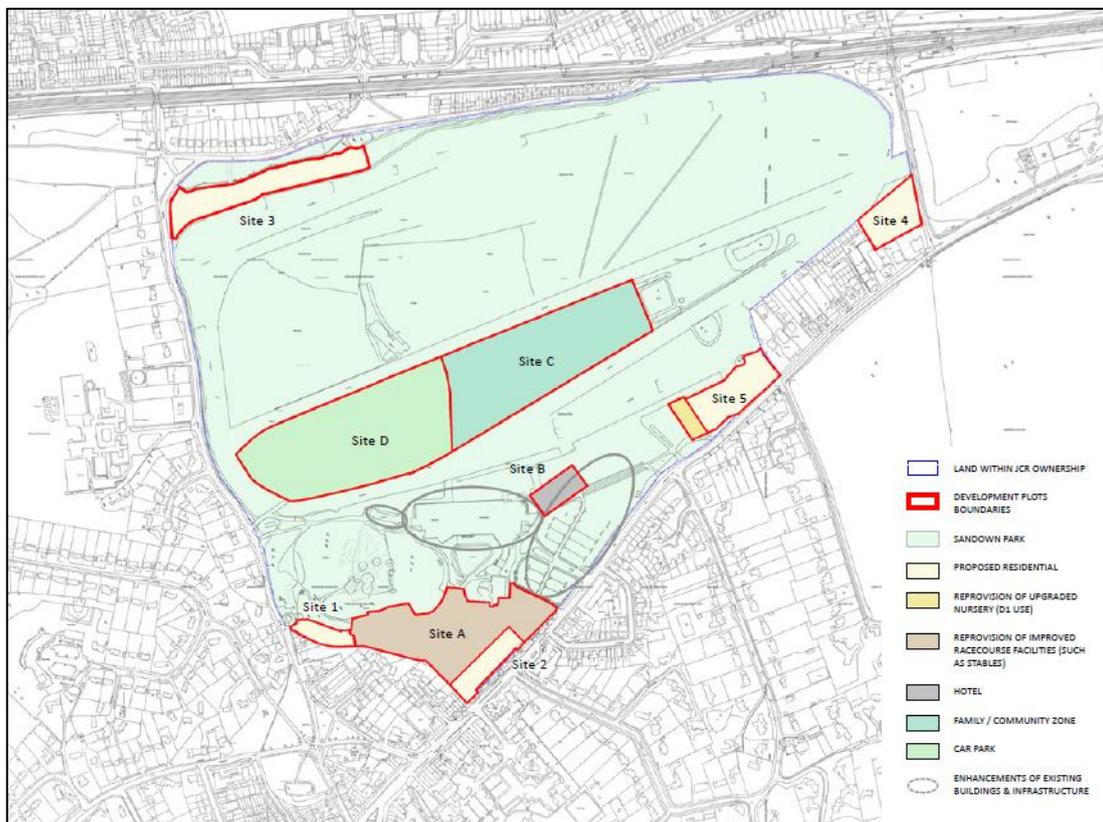


Figure 1 - Location of sites within the estate. Source: The Jockey Club Masterplan, November 2018

Note that the development information given in this report was current at the time of the utility enquiries. Please refer to other application documents for up-to-date masterplan information.

Table 1: Summary of proposed development by site

Site	Area (ha)	Residential Units	Commercial Use	Other
1	0.24	15	-	Car parking
2	0.42	41	-	Underground car park
3	1.19	108	-	Car parking
4	0.57	72	-	Car parking (above and below ground)
5	0.94	68	D1 (day nursery or similar)	Car parking
A	-	-	Rationalisation of existing racecourse facilities	
B	-	-	150 room hotel	
C	-	-	Rationalisation of existing leisure facilities, and provision of soft play and café.	
D	-	-	-	Rationalisation of car parking only. No significant utility load, and not considered further in this report.

1.3 Assumptions

Due to the masterplan still being in development, certain assumptions have been made in order to progress the enquiries. The key assumptions are:

- The D1 commercial use in Site 5 will be a day nursery, with a gross internal area of approximately 270m².
- The rationalisation of facilities within Site A is the equivalent of the addition of 20no. new 1 bed 2 person flats in this area.
- The hotel in Site B will have a gross internal area of approximately 10,000m².
- The commercial use in Site C will be equivalent to a 525m² gross internal area dry sports and leisure facility.
- Where specific guidance on loads is given by the statutory undertaker in each case, this has been followed.
- Where no specific guidance is given by the statutory undertakers, assumed loads have been based on the BSRIA Blue Book¹ and CIBSE Guide G², and assumed to meet benchmarks for good practice energy consumption per m² per annum gross internal area.
- No phasing information was available, so for the purposes of the enquiries it has been assumed that all works will be completed in a single phase. Where a date was required, start on site has been assumed to be January 2020, with first occupancy January 2021.

¹ The BSRIA Blue Book 2018, BSRIA, December 2017

² Public Health and Plumbing Engineering CIBSE Guide G, 3rd Edition July 2017 (with 8th November 2017 corrections), CIBSE

2. EXISTING INFRASTRUCTURE

An initial search for existing infrastructure was conducted using the Linesearch tool. This checks a large, but by no means exhaustive, list of companies who may have assets in the search area. This identified that ESP Utilities Group, SGN and UK Power Networks may be affected.

The ESP plans showed that they own 2 small LP gas networks near to the site, but not within the boundary. These appear to feed individual properties and are not considered to be of any relevance to this development.

SGN and UKPN have been considered within subsequent sections of this report.

The full Linesearch response, and ESP plans, are included as Appendix C.

2.1 SGN - Gas

Refer to Appendix E for existing infrastructure plans.

SGN plans show that, as expected, there are existing gas connections to parts of the site, to service the existing facilities. This includes the Grandstand, Pavilion, Clubhouse and existing houses on Site 3.

Low pressure gas mains are present in all the perimeter roads to the site, with medium pressure also present in the north and east boundaries. Other than the supplies mentioned above, there are no SGN gas mains within the site boundary which would be likely to cause a constraint to the development.

2.2 UKPN - Electricity

Refer to Appendix F for existing infrastructure plans.

UKPN plans show that the site is surrounded with HV and LV cables, and that there are supplies to the main buildings on the site, including a substation at the Grandstand and a kiosk near to the nursery.

Although some of the existing cables on site may need to be moved to suit the new building arrangements, and some on site infrastructure may need to be upgraded, the plans do not indicate any significant constraints within the site boundary, or any substantial diversion works required.

2.3 Thames Water - Water Supply

Refer to Appendix G for existing infrastructure plans.

Water mains are present in each of the perimeter roads to the site, including a 6" main in Portsmouth Road. No Thames Water mains are identified on the site itself, with water around the site likely to be conveyed through privately owned water mains.

2.4 Thames Water - Waste Water

Refer to Appendix G for existing infrastructure plans.

The Thames Water plans also show that the site is located close to the foul sewer network, with each of the development sites having a feasible connection to the network, subject to sufficient capacity being available.

No public sewers are shown within the site itself. Existing foul flows from the racecourse facilities will likely be being conveyed by private sewers within the site boundary to the Thames Water network.

2.5 BT Openreach - Telecoms

Refer to Appendix H for existing infrastructure plans.

As with the other services, telecoms services are present in all the perimeter roads, and also to the main buildings within the site.

Some of this infrastructure may need to be upgraded, the plans do not indicate any significant constraints within the site boundary, or any substantial diversion works required.

3. INFRASTRUCTURE PROVIDER RESPONSES

Based on the latest masterplan information available, as described in section 1.2, load estimates were calculated where necessary, and enquiries were sent to utilities companies to seek their responses on available capacities for the development, and budget costings, where possible, for required works. Their responses are presented in the sections below, with a tracker spreadsheet given in Appendix D.

3.1 SGN - Gas

Enquiry sent on 20 December 2018. Refer to Appendix E.

The following specific assumptions were made:

- 1 bed 2 person and 2 bed 4 person flats demand is 30kW peak, 15,000kWh annual per flat;
- 3 bed 5 person flat demand is 60kW peak, 20,600kWh annual per flat;
- Site 5 day nursery demand is 173kW peak, 40,500kWh annual;
- Site B hotel demand is 1,500kW peak, 3,300,000kWh annual;
- Site C softplay and café demand is 173kW peak, 173,250kWh annual;
- One supply per block of flats would be required, with individual private meters in the plant rooms.

SGN replied to the enquiry on 10 January 2019. Its response does not indicate the need for any offsite reinforcement, and gives a budget cost indication of £262,200 for the new connections required. Its full response is given in Appendix E.

3.2 UKPN - Electricity

Enquiry sent on 21 December 2018. Refer to Appendix F.

The following specific assumptions were made:

- 1 bed 2 person flats demand is 10kVA;
- 2 bed 4 person and 3 bed 5 person flats demand is 15kVA;
- Site 5 day nursery demand is 15kVA;
- Site B hotel demand is 1,000kVA;
- Site C softplay and café demand is 45kVA;
- One supply per block of flats would be required, with individual private meters in the plant rooms;
- 2 no. 11kW passenger lifts would be provided in each block of flats, and the hotel;
- Each block of flats would have a 30kVA landlord connection.

UKPN replied to the enquiry on 10 January 2019, with a budget estimate of £585,000 for the provision of 5540kVA import at the site to the 11kV network. This would consist of 2 no. 11kV cables from Esher primary substation (located on the southern boundary of the site) to a point in the main part of the site (UKPN has allowed for 750m length of cables) and a ring main unit. Distribution within the Sandown Park site to the various development areas is not included within this budget cost.

UKPN clarified on the 21 January 2019 that the RMU had been assumed to be in Site A, but that its position was flexible. It would require an enclosure, as per guidance document G81. This document shows an RMU enclosure as GRP, and approximately 2.8m x 2.8m x 2.4m, with a total clear area required of 5m x 4m to allow access.

Of the £585,000 budget estimate, £200,000 is non-contestable works. The full response is given in

Appendix F.

3.3 Thames Water - Water Supply

Enquiry sent on 21 December 2018. Refer to Appendix G.

The following specific assumptions were made:

- Domestic properties demand is 150l/person/day;
- Site 5 nursery demand is 15l/pupil/day (assumed 30 pupils);
- Site B hotel demand is 140l/guest/day (assumed 300 guests) and 55l/staff/day (assumed 100 staff);
- Site C softplay and café demand is 7l/cover (assumed 100 covers daily).

Thames Water responded to the pre-planning enquiry on 2 January 2019. Its response indicates that there is not currently sufficient capacity in the network to serve the development, with only the 72 flats at Site 4, and the first 52 flats elsewhere being within current limits. However, the offsite reinforcement required, including the design costs, would be undertaken and paid for by Thames Water.

The design of this will not start until outline planning consent is granted, and the scheme is sufficiently fixed. Thames Water estimates an 18-month programme time between the start of design and the completion of construction of the reinforcement works. This should be taken account of as the overall project programme is developed.

Thames Water has also provided self-lay and statutory provided budget costs for the on-site water main infrastructure required, based on the preliminary information provided. These costs are shown in summary in Appendix D and in full in Appendix G.

3.4 Thames Water - Waste Water

Enquiry sent on 21 December 2018. Refer to Appendix G.

The following specific assumptions were made:

- Assumed foul connection points have been marked up on drawings sent to Thames Water, for indicative purposes.

Thames Water replied on the 14 January 2019 stating that, based on the assumptions and numbers of plots within the pre-planning enquiry, sufficient capacity exists within the foul network for the proposed development. This confirmation is valid for 12 months, or for a maximum of 3 years if used in support of a successful planning application.

Thames Water did comment on surface water discharges, although they were not asked to do so. It gave a standard response that discharging to the public sewer will only be considered if all other preferred methods (e.g. infiltration, discharge to watercourses) have been explicitly ruled out.

The full response is included in Appendix G.

3.5 BT Openreach - Telecoms

Enquiry sent on 21 December 2018. Refer to Appendix H.

BT Openreach responded via a telephone conversation on 21 January 2019. The site cannot be formally registered as the level of design information is not sufficient. Registration should take place further along the design process. Despite not registering the site, Openreach was able to give guidance on the site, based on the information provided.

Openreach stated that fibre to the premises (FTTP) would be provided at its own cost to all plots on the development, including commercial. This is due to the total number of plots exceeding the threshold.

Offsite reinforcement to its network is unlikely to be required, due to the position in the city. Openreach makes an allowance of £3,400 per plot for offsite works before it requests a developer contribution in any case. Openreach considers this threshold very unlikely to be reached, and therefore developer costs for this development are not expected.

A record of the telephone conversation is given in Appendix H.

4. CONCLUSIONS

From the existing infrastructure plans, current loading information and utility provider responses, we anticipate that connections will be feasible.

SGN has not indicated any offsite reinforcement is required, and has provided a budget cost for the required connections.

UKPN will undertake work to the Esher Primary substation in order to allow it to feed the development with sufficient power. It has assumed a ring main unit installed on the site, from which connections will be made to each different area. This RMU will require an enclosure. A budget cost for the electrical works has been given.

Thames Water has stated that offsite reinforcement will be required to provide mains water, and that this would be undertaken at its expense, subject to certain conditions being met. It requires a period of approximately 18 months between confirmation of the development taking place and completion of its works. The foul water network has sufficient capacity, based on the information given.

Openreach will provide a fibre network at its own cost, but is unable to register the site formally until further design information is available.

4.1 Recommendations

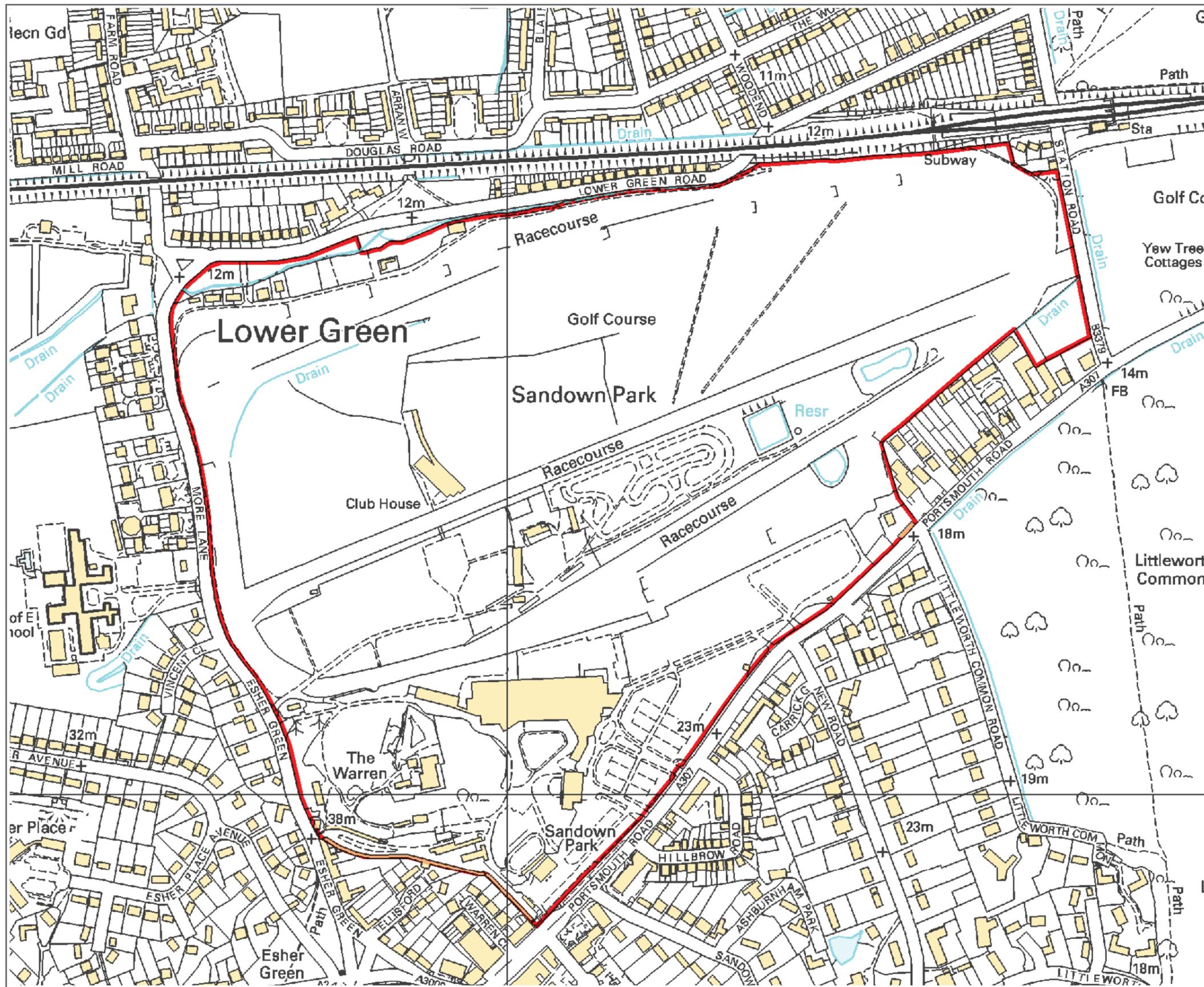
Based on the above, the following recommendations are made:

1. Account should be taken of utility provider programmes for offsite reinforcement works when developing the overall project programme. Updated programme information should be shared with relevant parties at an early stage to ensure that programmes are integrated.
2. Budget estimates do not reserve capacity within the networks. Formal connection applications should be made when proposals are sufficiently developed.
3. The site should be registered with Openreach once phasing information and fixed plot layouts within each site are known.



APPENDICES

A. SITE LOCATION PLAN



SITE LOCATION PLAN
SANDOWN PARK



Scale @ A3 : 1:5000

Plan No. : 385/12/6_SLP01

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B. PROPOSED MASTERPLAN

Appendices

Sandown Park Redevelopment

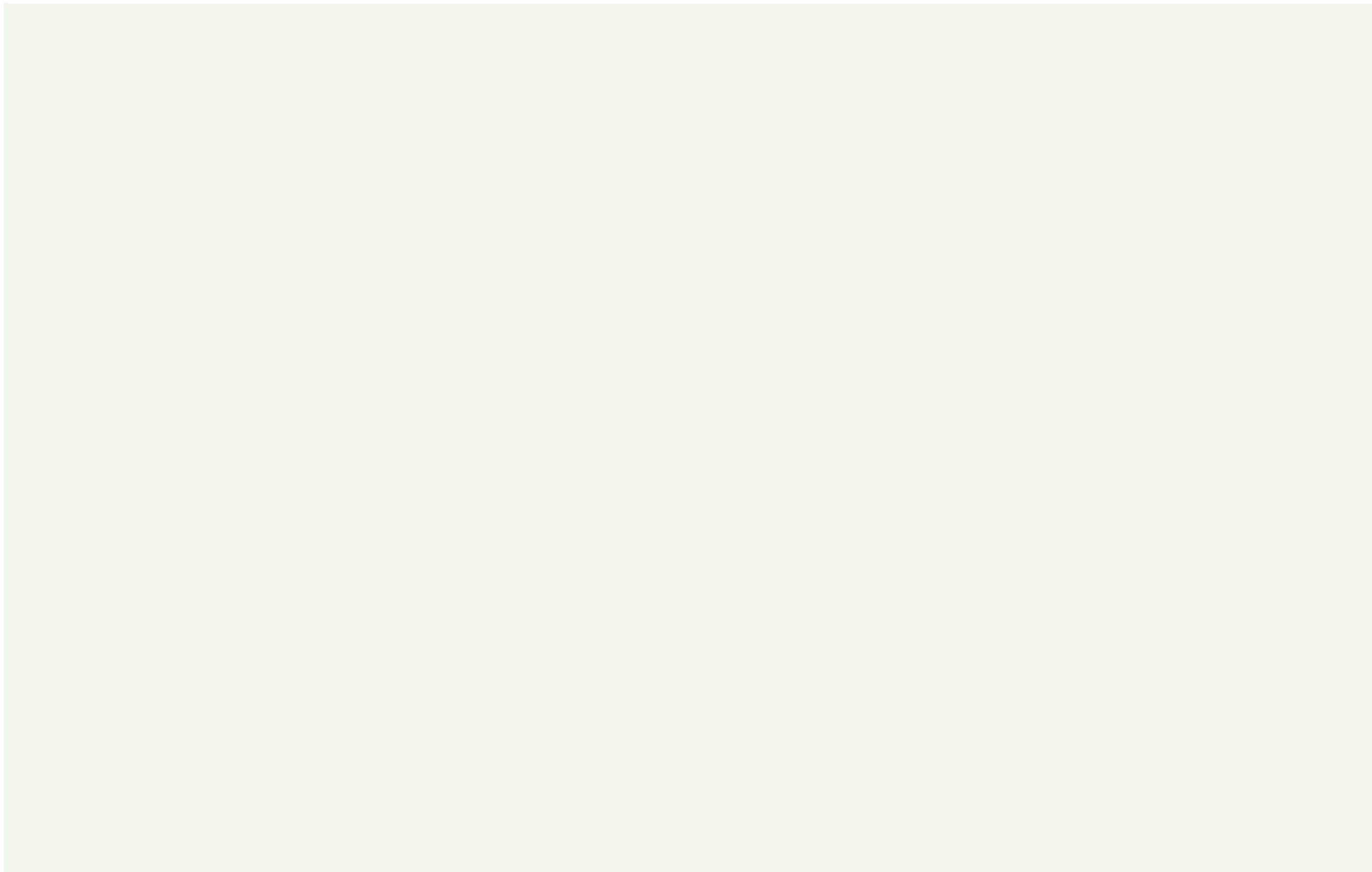
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SANDOWN PARK
MASTERPLAN

November 2018



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1.0 INTRODUCTION

1.1 PURPOSE OF MASTERPLAN

Sandown Park Racecourse (Sandown Park), owned and operated by Jockey Club Racecourses (JCR), is a prominent racecourse, visitor attraction, employer, business destination and cultural asset in Elmbridge Borough. In order to position Sandown as a world class racing venue and continue to deliver major economic and cultural benefits to the area, it must be fit for purpose in the long term. It is now in need of regeneration and modernisation to ensure that it can maintain its racing tradition and its role as a major economic driver.

This document sets out JCR's Vision for Sandown Park and a Masterplan-led approach to deliver future regeneration and upgrades of existing facilities to secure the long term future of Sandown Park. In addition, the Masterplan includes proposed residential developments, utilising surplus areas of Sandown Park which would provide capital investment to facilitate the regeneration and upgrades of Sandown Park and improve linkages with the townscape.

The Masterplan is expected to be delivered in phases, and seeks to facilitate a coordinated approach to the submission of a single hybrid planning application.

It has been prepared in conjunction with JCR and appointed design team consultants, to set out the planning policy context and opportunities and constraints informing the Masterplan and its delivery and phasing.

1.2 LOCATION & DESCRIPTION

Location

Sandown Park is located in Esher, Surrey; an outer suburb of London with excellent access from London, Surrey and further afield. It is entirely within the Green Belt and located immediately to the north of Esher Town Centre and within short walking distance from Esher Railway Station. It is bounded by Portsmouth Road (south east), More Lane (west), Lower Green Road and the railway line (north) and Station Road (east). Main access to Sandown Park is via Portsmouth Road to the north of Esher town centre.

Description

Sandown Park is a longstanding Jump and Flat racing venue, having begun in 1875. It hosts 25 racing fixtures annually including popular and notable race meetings, the Coral Eclipse, Gold Cup and Tingle Creek Chase. It is also an important cultural and leisure venue hosting conferences, events, weddings and public exhibitions. Sandown Park attracts a significant number of visitors to the racing fixtures and non-racing events.

It extends to 66 ha with existing racecourse buildings and structures including the Grandstand, the Racecourse, stables, a paddock and associated facilities and car park being located in the southern part of the race track. In addition, there is a gym/fitness centre with a dry-ski slope, a children's nursery, houses for racecourse staff, go-kart circuit and a golf course located with the centre.

1.0 INTRODUCTION

1.3 SANDOWN PARK - VISION STATEMENT

Background

Sandown Park is owned and operated by JCR, which is governed by Royal Charter and invests all profits back into British horse racing as a sport, which will include investment in the long term development and enhancement of its venues.

They recognise the need to operate an efficient and diverse business, delivering an offer of non-racing activities to ensure that reinvestment in the enhancement and regeneration of its facilities as a racing venue, to secure its long term future, can be facilitated.

Sandown Park is an important asset to JCR and Elmbridge Borough, providing both a sports and leisure destination for race-goers and a business destination for conferencing and events.

Operationally, JCR utilise many local suppliers and service providers, and employ large numbers of permanent and temporary staff throughout the year.

However, there are a number of challenges to Sandown Park's long term success, including:

- The existing racecourse infrastructure is aging and absorbs a significant maintenance spend;
- Investment is required to maintain a competitive race programme and to raise its position as a world class racing venue;
- The existing buildings require upgrading to ensure that the venue keeps pace with the future needs of users and visitors, and
- The visitor experience requires investment to retain existing customers and to attract new audiences.

Therefore, Sandown Park must invest in the facilities to secure its long term future. The retention of the existing benefits Sandown Park offers and the delivery of sustainable long term growth in the racecourse business set against the backdrop of ageing infrastructure and facilities, requires investment in an increasingly competitive industry.

1.0 INTRODUCTION

1.3 SANDOWN PARK - VISION STATEMENT

Vision for Sandown Park

In order to deliver a competitive and sustainable future for the Racecourse business, improvements in three mutually exclusive core elements have been identified as necessary:

- Enhancing the race card;
- Enhancing the guest experience and community provision, and
- Enhancing the built environment.

Enhancing the Race Card

JCR continually looks at ways to improve the quality of the racing at Sandown Park, particularly through investment in prize money. The investment is underpinned by the need to retain existing, but also attract new racegoers to the course. JCR is looking to build the key fixtures throughout the year, through the provision of the highest quality fixture list. Aspirations relating to the programme throughout the year include maintaining high number of runners per race, which is both competitive and attractive to racegoers.

Research has shown how racing needs to compete with all other leisure activities. It is essential to create attractive experiences for racing and business customers to continue to use and support the venue. Key to this is the quality of the facilities available on Site. Any improvements to the facilities would look to preserve the best loved features of Sandown Park, whilst enhancing the venue's multi-use capabilities, and utilising the release of existing surplus land assets to enable the redevelopment. In order to deliver an enhanced racing programme which can underpin Sandown Park as a premier racing venue, it is necessary to deliver a sustained package of investment and improvements. Without this, the racecourse will not be competitive with other venues.

Enhancing the Guest Experience and community provision

Enhancing the guest experience will aid the retention of existing customers. A central element of the guest experience is the quality of facilities on Site. It is recognised that the cultural heritage of the existing facilities also plays a role in the guest experience, which will require a sensitive approach to investment and balanced consideration.

Additional provisions such as on-site visitor accommodation will also contribute to an important role in the offer available at Sandown Park. This is currently deficient and such provision will benefit Sandown Park, Esher and the wider locality.

In addition to enhancing customer experience for race-goers, JCR recognises the need to enhance the provision for families and local community all year round.

Enhancing the Built Environment

In developing and enhancing the existing built environment in order to underpin the guest experience and support a premier race programme, a quality built environment will be central. This, importantly, will require the preservation of the key existing assets alongside development of good quality purpose built facilities to supplement the existing offer. This will include the renewal of existing elements, delivery of a multi-purpose business, leisure and recreation asset and utilising the release of existing surplus land assets to enable the redevelopment.

Proposed Enhancements

To deliver the vision for the future of Sandown Park, the following improvements and enhancements are envisaged:

- New state-of-the art stables and enhancement of the paddock;
- Regeneration of the Grandstand and Eclipse buildings through refurbishment and improvements to provide a high quality race day experience and year-round events and leisure;
- Much needed, high quality Sandown Park hotel, helping to drive the events and leisure business and the local economy in Esher;
- New ancillary stable staff accommodation and facilities;
- Improvements to the entrance and car parks to the Racecourse, driving a new connection between Esher town centre, the Racecourse and the railway station;
- Provision of a all year round family/ community zone through redevelopment of the kart track, and
- Infrastructure improvements, including the racetrack widening and access improvements, drainage improvements and improvement of the site wide parking strategy.

This Masterplan identifies development proposals which require planning permission to be delivered in phases over several years. Enhancement of the Grandstand and Eclipse building through refurbishment and other infrastructure upgrades (such as drainage) are JCR's major commitment for the future, which will be delivered alongside the delivery of the Masterplan proposals.

A review of the potential enhancements of essential operational activities at the Racecourse has led to the identification of potential sites for residential development on a small proportion of Sandown Park, without having a detrimental impact on racing operations or the Green Belt. These sites provide the opportunities to develop much needed, high quality housing for Esher. In addition, the release of these sites will enable the capital raised to be reinvested into the business to deliver Sandown Park's vision to secure its long term successful future. This approach sits alongside a wider assessment of JCR in the context of their obligation under Royal Charter.

2.0 UNDERSTANDING THE CONTEXT

2.1 PLANNING POLICY CONTEXT

The Masterplan Site is located within the Green Belt, and adjoins Esher Town Centre. There are environmental heritage designations within the Masterplan Site including the Warren (Ancient and Semi natural Woodland), a listed building, an area of archaeological importance and areas in flood zone 2. The Masterplan Site adjoins or is in close proximity to, Primary and Secondary Shopping Frontages, a Conservation Area, Listed Buildings. These are identified on the Constraints and Opportunities Plan in Section 2.2 of this document.

National Policy

At national level, the National Planning Policy Framework (2018) sets out the following objectives and principles relevant to this Masterplan:

- Achieving sustainable development objectives encompassing economic, social and environmental dimensions.
- Supporting sustainable economic growth and meeting the development needs of business and wider opportunities for development.
- Significantly boosting the supply of homes, addressing the needs of groups with specific housing requirements.
- Promoting an effective use of land in meeting the need for homes and other uses, particularly previously-developed land.
- Supporting the role town centres play at the heart the communities and taking a positive approach to their growth.
- Planning positively for the provision and use of shared space, community facilities, including sports venues to enhance sustainability of communities.

- Ensuring the sustainable transport modes are taken up, safe and sustainable access is achieved for all people, and there would be no significant impacts on highway safety or the transport network.
- Preventing urban sprawl by keeping Green Belt land permanently open.
- Where ‘inappropriate development’ by virtue of having potential harm to the Green Belt and any other harm is clearly outweighed by ‘very special circumstances’.
- Allowing appropriate development in the Green Belt including the provision of appropriate facilities for outdoor sport / recreation which preserves the openness of the Green Belt, and does not conflict with the purposes of including land within it, and limited to infilling or complete redevelopment of previously developed land, whether redundant or in continued use.
- Encouraging enhancement of the beneficial use of the Green Belt, such as looking for opportunities to provide access, including outdoor sport and recreation.
- Securing good design to achieve sustainable development.
- Conserving and enhancing natural and historic environment relative to biodiversity, irreplaceable habitats including ancient woodland and designated and non-designated heritage assets.

Local Policy

The Development Plan comprises: the Core Strategy (2011) and Development Management Plan (2015).

The Core Strategy recognises Sandown Park Racecourse as one of the Borough’s main visitor attractions and assets, and a major employer. It identifies that Sandown Park helps to support Esher town centre’s economy and that a comprehensive approach to parking and traffic issues will bring benefits to the town centre and to visitors to the Racecourse. Development at Sandown Park is supported in a way that brings economic and environmental benefits whilst protecting the amenities for local residents. Notably, it recognises that additional visitor accommodation will support the major tourist attractions within and adjoining the Borough and sustainable growth of tourism, ensuring that it remains a strong element of the Borough’s economy.

The Council encourages appropriate housing development on previously developed land within the urban area, and through the use of existing building stocks, albeit the Borough’s housing policy is considered to be out of date. In this regard, the emerging Local Plan consultation document – Strategic Options – published in February 2017 identifies that the overriding need for new development in the Borough is housing. The Borough’s objectively assessed housing need is 9,480 new homes up to 2035 and it is estimated that the Borough can only provide 3,700 new homes on previously developed land in the urban areas. The Borough is faced with the challenge of exploring how much of the remaining need can be met.

The Borough’s spatial strategy is to protect the multi-functional role of the green infrastructure network, including the Green Belt and other open spaces in the area, while directing new development towards previously developed land within the existing built up areas. Location, use and scale will need to take account of the existing characteristics, role and function of individual settlements and sites. Esher is a suburban settlement area with the capacity to accommodate new development in a sustainable manner.

2.0 UNDERSTANDING THE CONTEXT

update plan with pedestrian link

2.2 MASTERPLAN SITE INFLUENCES

Constraints

- Located within Metropolitan Green Belt;
- In operation as a racecourse;
- A number of heritage assets;
- Protected trees; and
- Flood zone 2/drainage to the north.

Opportunities

- Delivery of additional development in sustainable locations close to existing services and facilities;
- To improve connectivity between train station and town centre;
- Largely utilise previously developed land;
- Infill and rounding off of existing development clusters;
- Enhancement of existing racing facilities within the developed area of the Masterplan Site;
- Utilise and upgrade existing access; and
- Extend town centre activity and enhance connectivity with the racecourse.

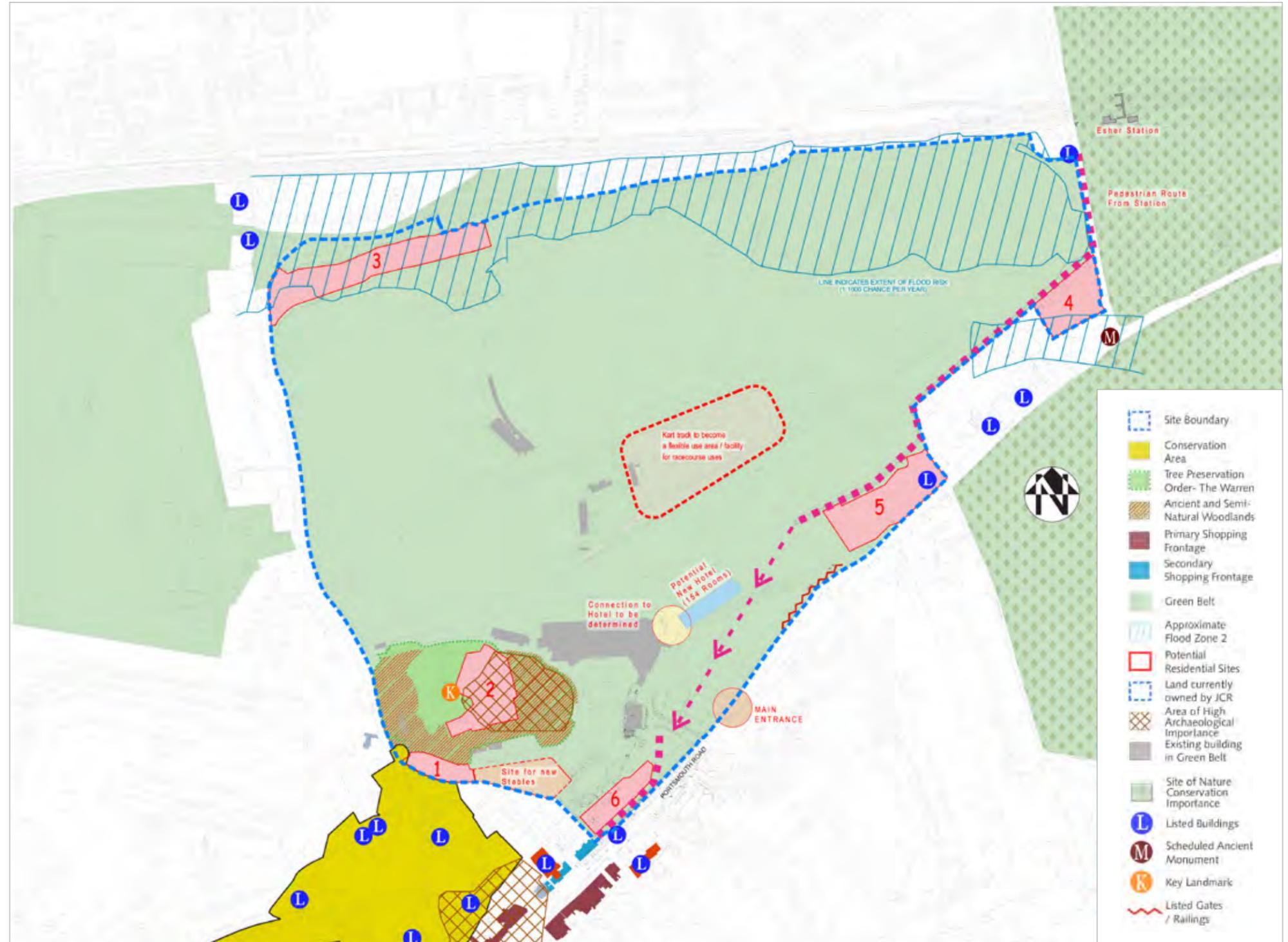


Fig. 1: Diagram illustrating the Constraints and Opportunities of the Masterplan site

3.0 THE MASTERPLAN

3.1 THE OVERALL CONCEPT

The Masterplan seeks to:

- Give careful consideration to the objectives of the Green Belt, in maintaining its openness;
- Focus development areas on the rationalisation of previous developed areas;
- Deliver sustainable development which showcases Sandown Park as a racing and leisure venue and contributes to the Borough's development needs, bringing a number of economic, cultural, social and environmental benefits;
- Enhance connectivity between Esher Town Centre, Sandown Park and Esher railway station;
- Adopt a sensitive approach to the ancient woodland, biodiversity, heritage assets and flood risk, minimising harm wherever possible; and
- Enhance the public realm and green infrastructure links and improve permeability.
- Opportunities to improve integration with Esher Town centre.

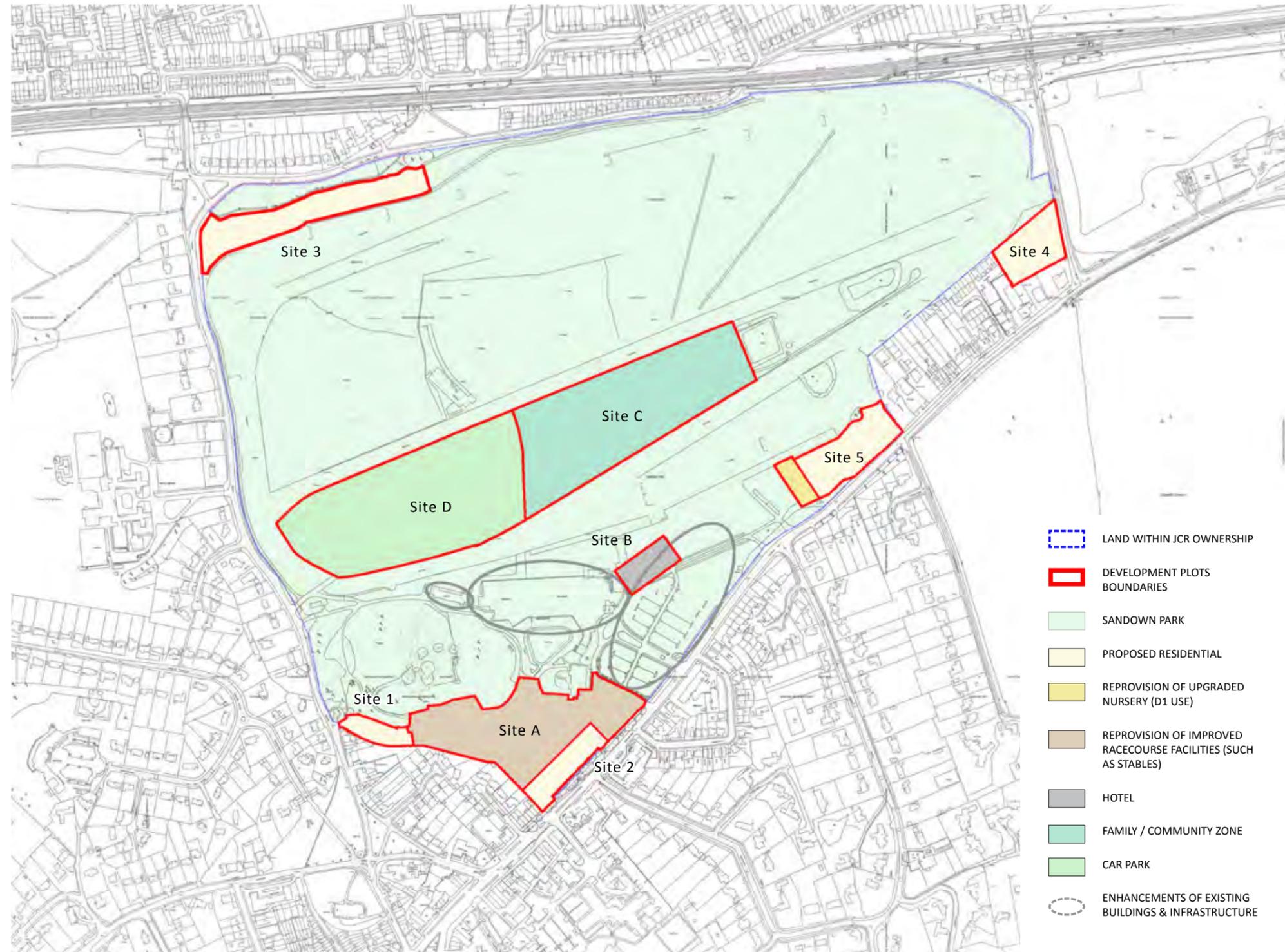


Fig. 2: Masterplan Development Sites Diagram

3.0 THE MASTERPLAN

3.2 LAND USES

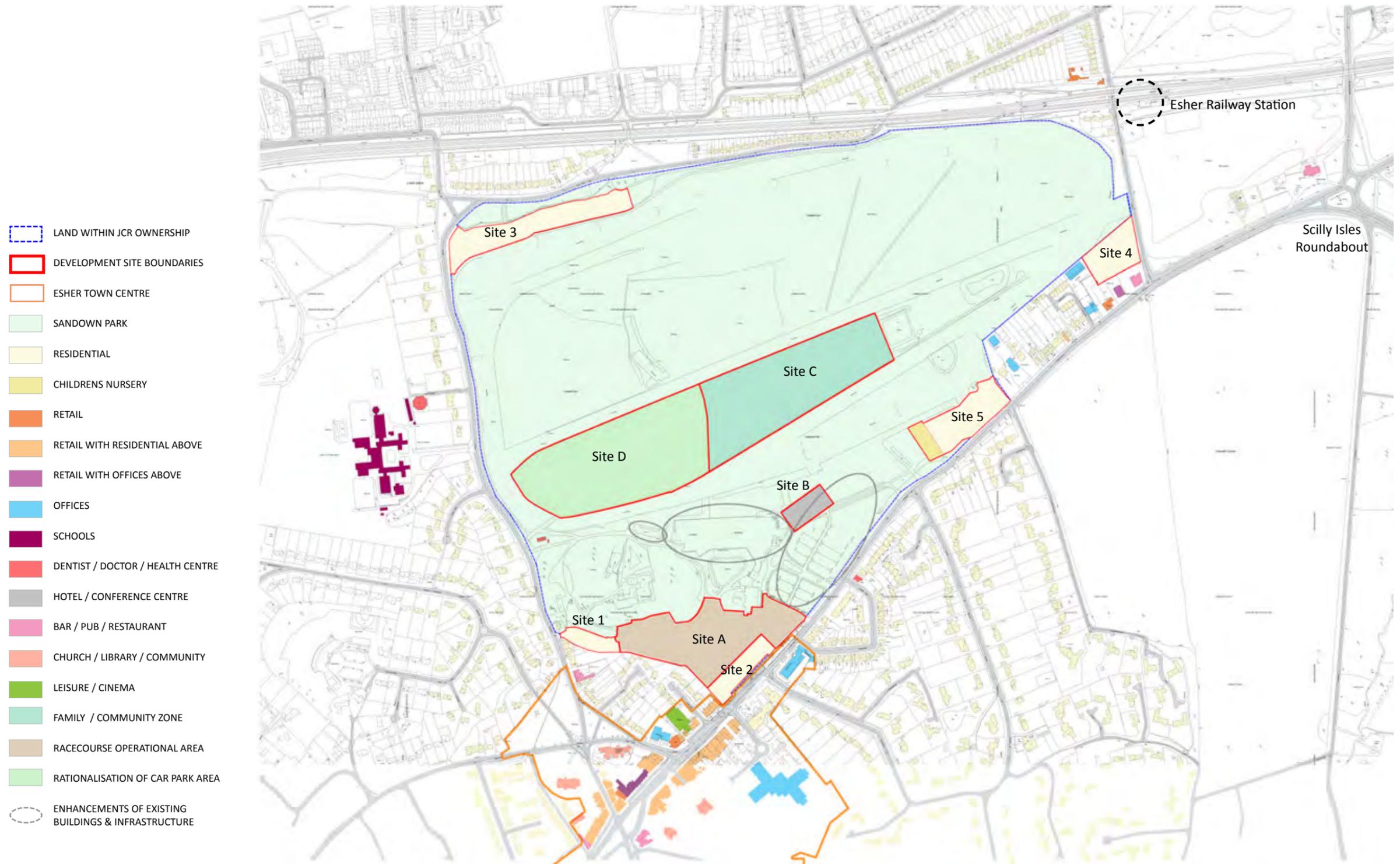


Fig. 3: Masterplan Land Uses Diagram

3.0 THE MASTERPLAN

3.3 ACCESS & MOVEMENT

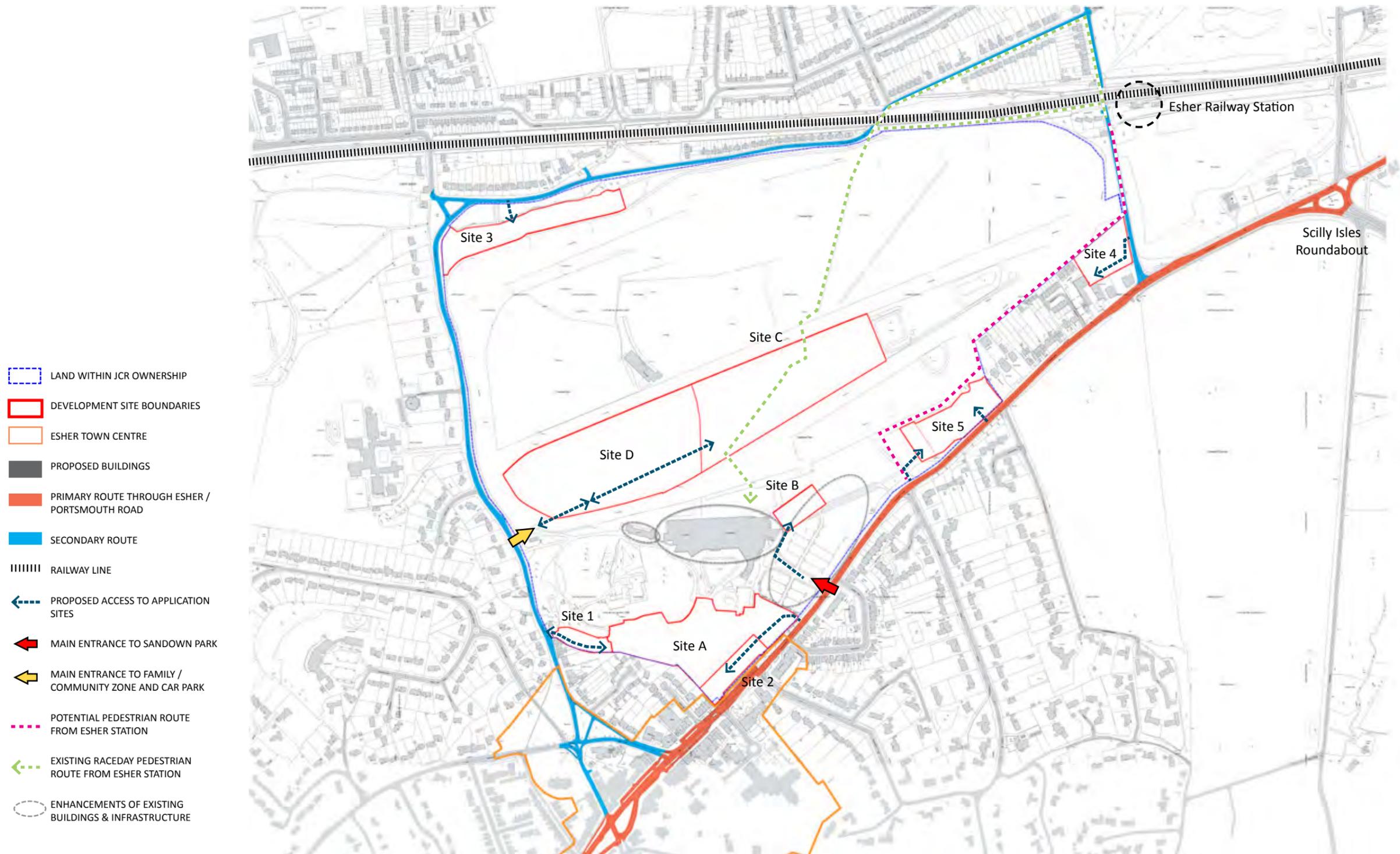


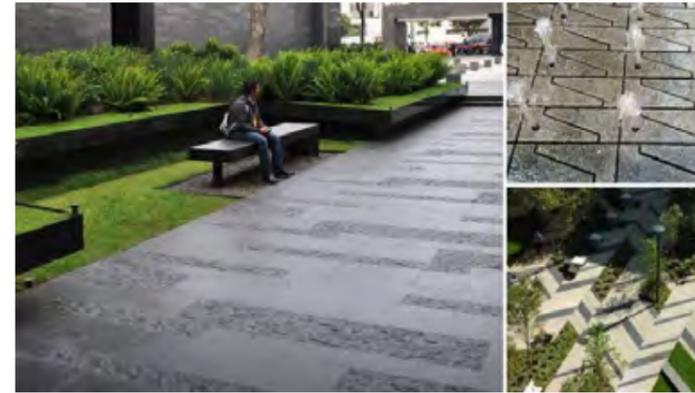
Fig. 4: Masterplan Access and Movement Diagram

3.0 THE MASTERPLAN

3.4 PUBLIC REALM & GREEN INFRASTRUCTURE



landscaped piazza



urban frontage



integrated landscaping



amphitheater style seating creates potential for shows / displays



feature open spaces



park style pavilion set within a soft landscaped scene

Fig. 5: Indicative precedent images illustrating the Public Realm and Green Infrastructure

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

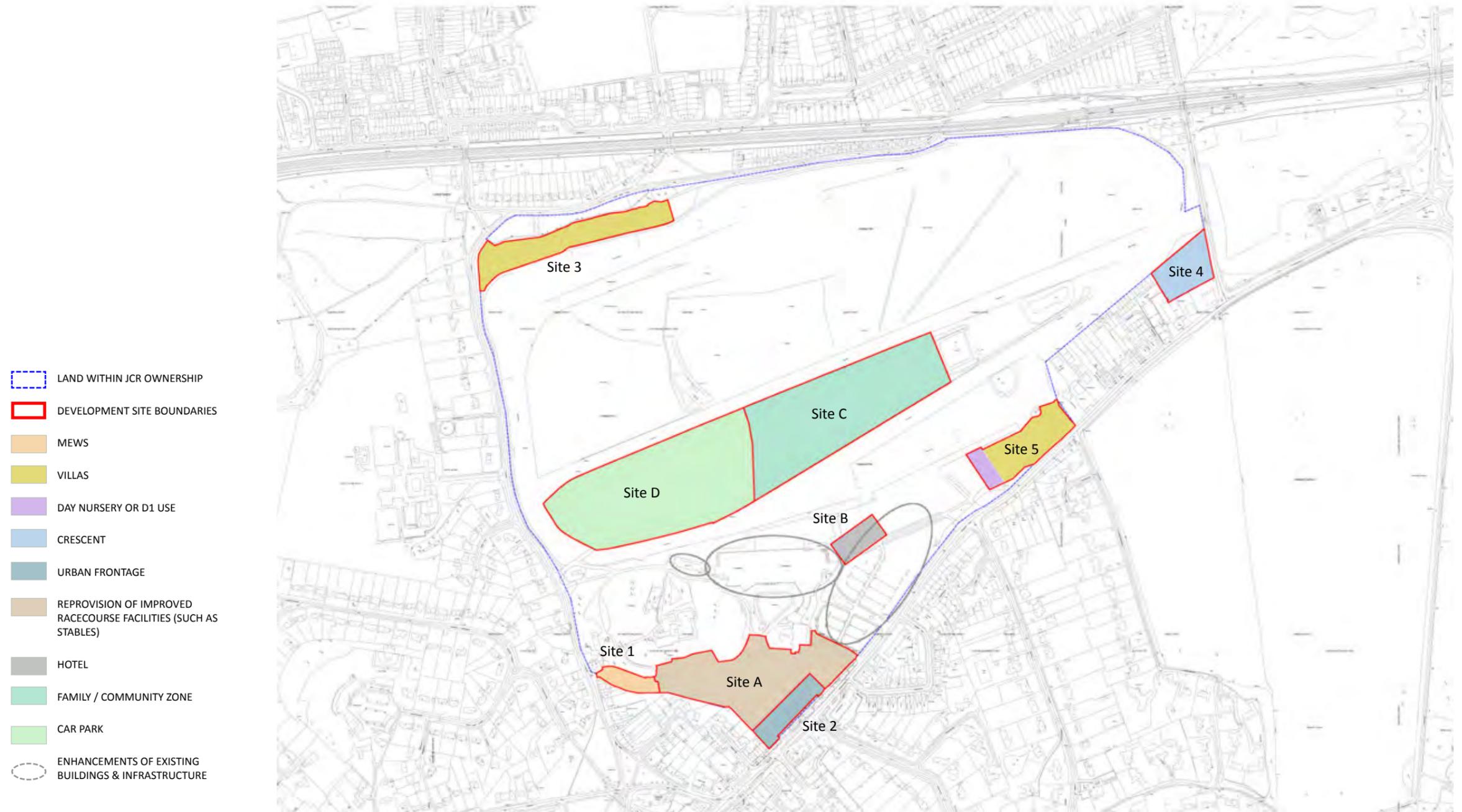


Fig. 6: Masterplan Development Site Diagram

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site 1 - Mews

Site Area: 0.24 hectares

1-bed 2-person 5 units
2-bed 4-person 10 units

Total 15 units

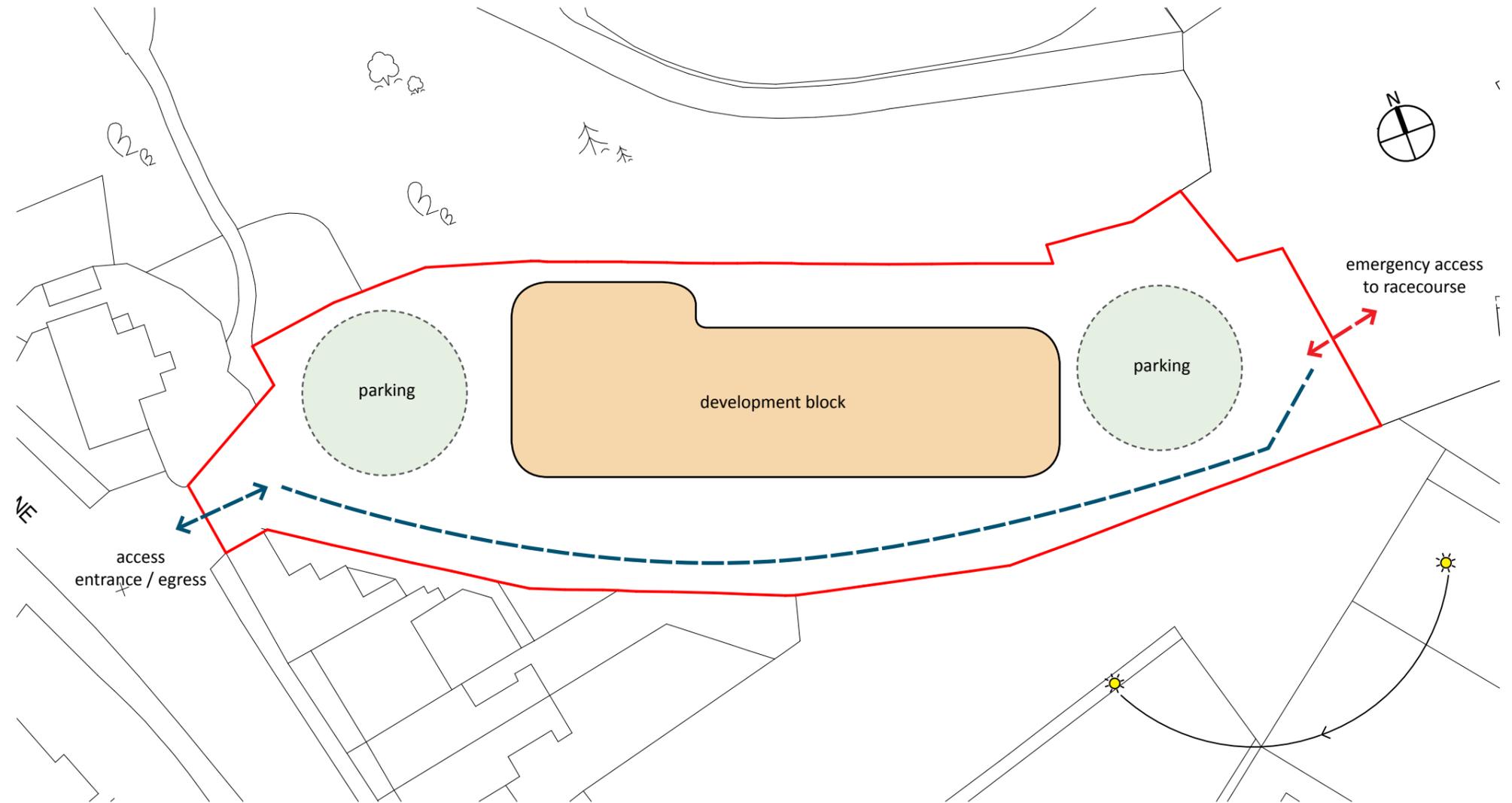


Fig. 7: Concept for Site 1 - Mews Residential



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site 2 - Urban Frontage

Site Area: 0.42 hectares

1-bed 2-person 15 units
 2-bed 4-person 26 units

Total 41 units

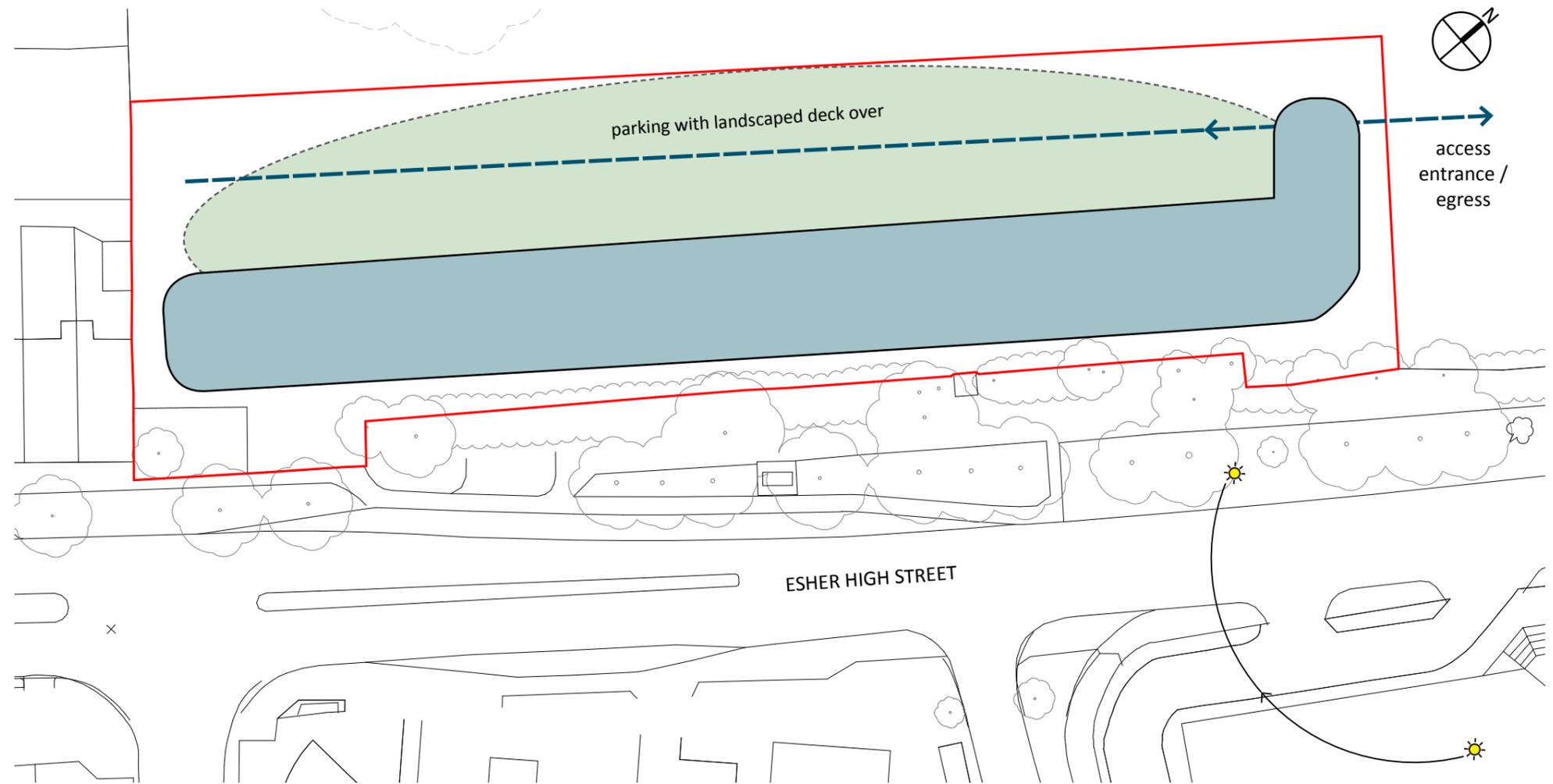


Fig. 8: Concept for Site 2 - Urban Frontage



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site 3 - Villas

Site Area: 1.19 hectares

2-bed 4-person 90 units

3-bed 5-person 18 units

Total 108 units

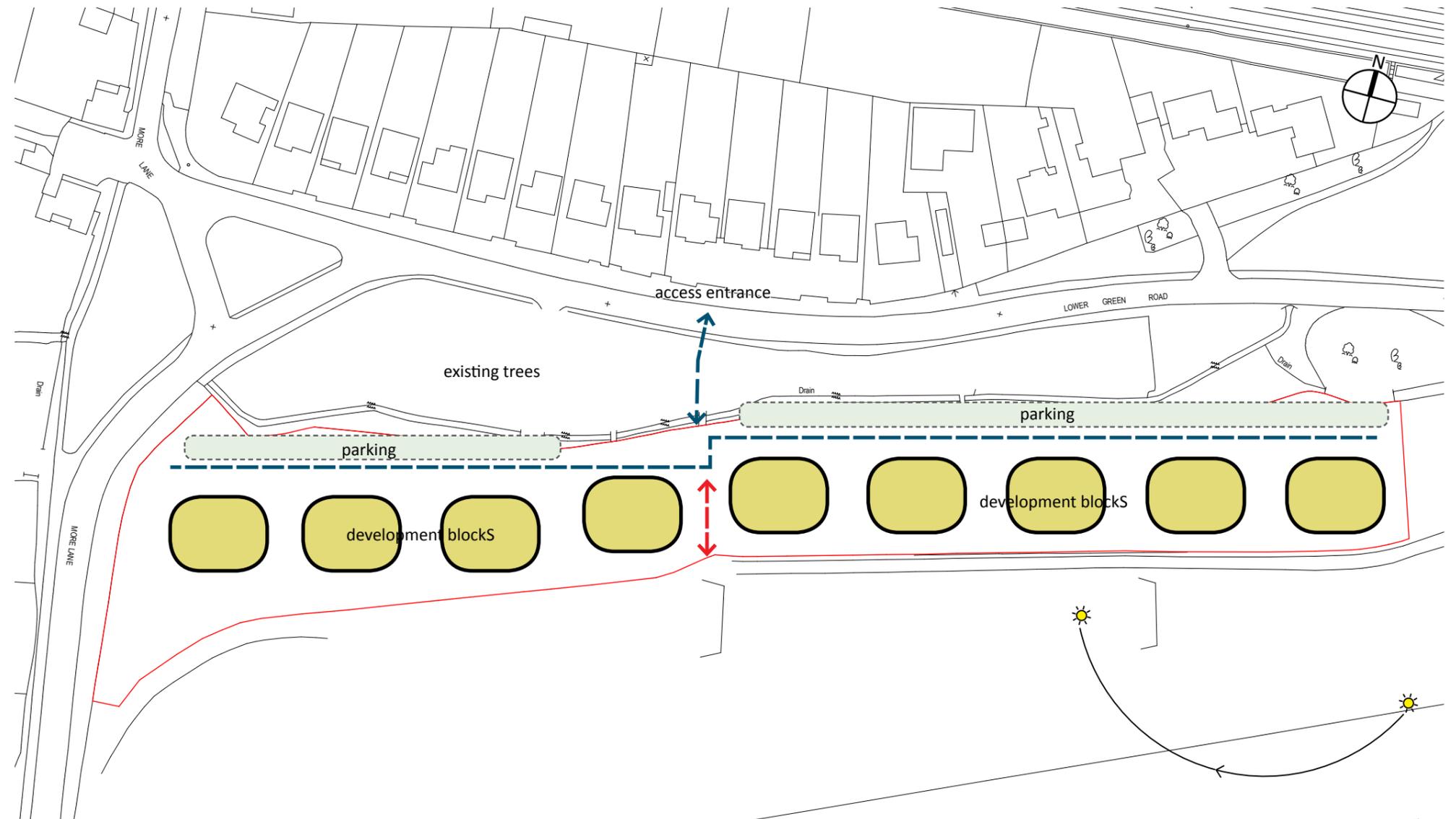


Fig. 9: Concept for Site 3 - Villas Residential



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site 4 - Crescent

Site Area: 0.57 hectares

2-bed 4-person 59 units
3-bed 5-person 13 units

Total 72 units



Fig. 10: Concept for Site 4 - Crescent Residential



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site 5 - Villas & Day Nursery Or D1 Use

Site Area: 0.94 hectares

1-bed 2-person 36 units
2-bed 4-person 32 units

Total 68 units

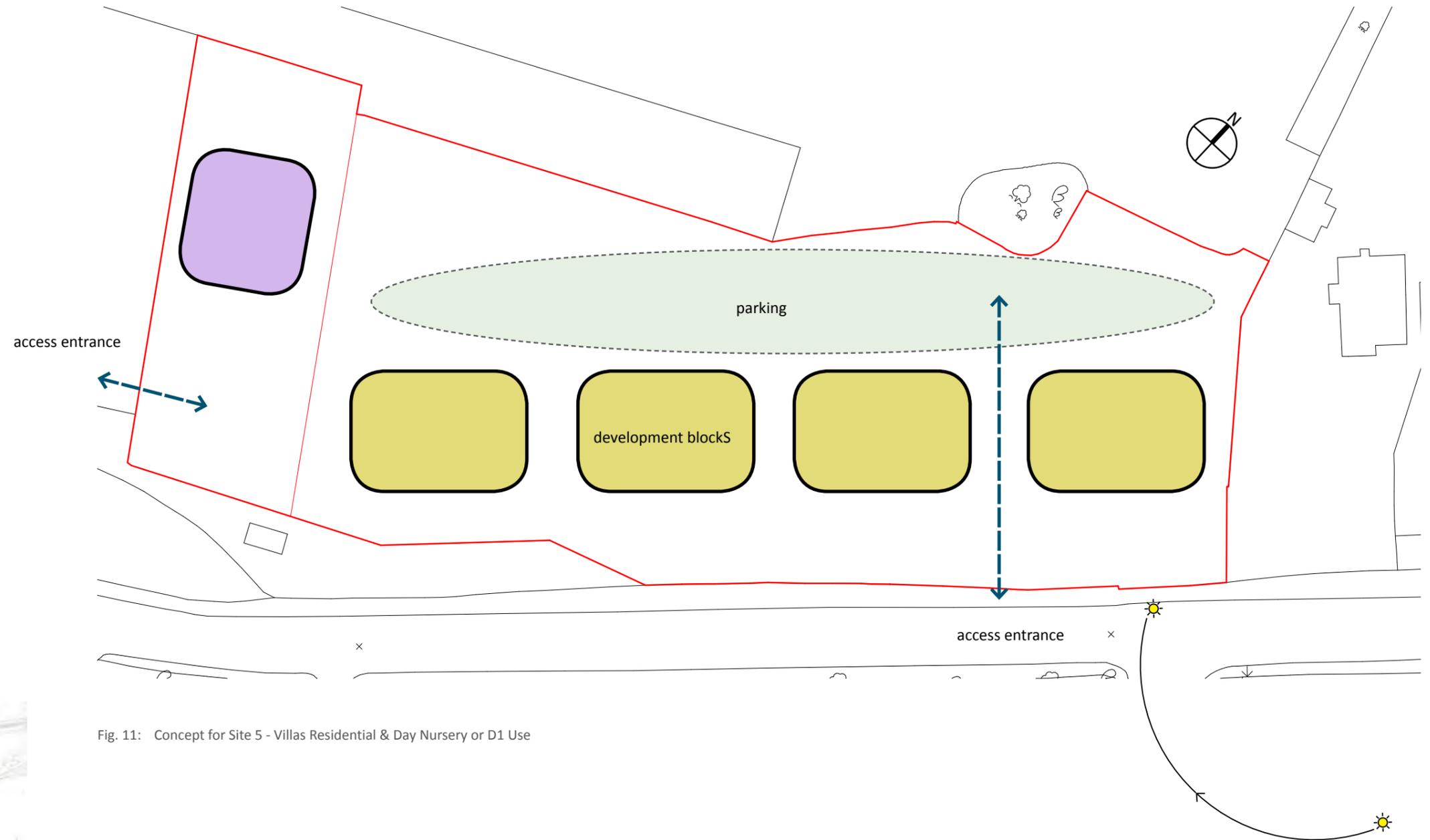


Fig. 11: Concept for Site 5 - Villas Residential & Day Nursery or D1 Use



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site A - Racecourse Operational Facilities

The following is currently envisaged:

- Replacement of lodge and racecourse staff accommodation.
- Rationalisation of existing operational areas, including stabling, pre-parade ring and associated facilities and access.



Fig. 12: Existing aerial view of Site A - Racecourse Operational Facilities



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site B - Hotel

Within this site, either a circa 150 room new hotel or 130 room new hotel with approximately 9no. residential units above.



Fig. 13: Existing aerial view of Site B - Hotel



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site C - Family / Community Zone

As part of the evolving proposals for this site, the following is currently envisaged for all year round use:

- Consolidation of existing structures for outdoor leisure
- Provision of an indoor soft play area and café.



Fig. 14: Existing aerial view of Site C - Family / Community Zone



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Site D - Rationalisation of the Car Park



Fig. 15: Existing aerial view of Site D - Rationalisation of the Car Park



Masterplan Key to Site Location

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Track Widening

information to follow

3.0 THE MASTERPLAN

3.5 DEVELOPMENT SITES

Pedestrian Link

information to follow

4.0 DELIVERY & PHASING

4.1 INDICATIVE DELIVERY

The proposed developments are expected to be delivered in phases over several years.

Each phase will be delivered in a manner which supports the enhancement and improvement of Sandown Park and would not prejudice the continued operation of Sandown Park or the delivery of future phases.

The whole Masterplan area is owned by JCR and as such it has the ability to ensure the delivery of each phase in a comprehensive and consolidated manner over time.



THE JOCKEY CLUB



C. LINESEARCH BEFORE YOU DIG RESPONSE

Appendices

Sandown Park Redevelopment

WIE15367-100

WIE15367-100-R-1-2-2-Utilities

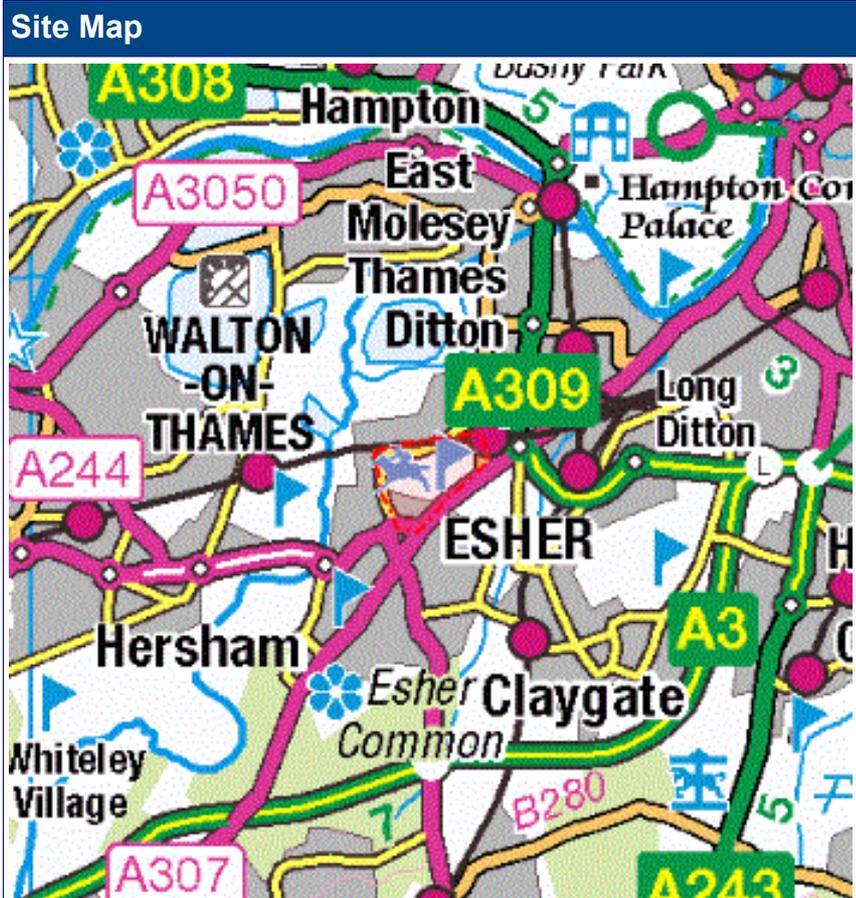
Enquirer

Name	Mr Andrew Godfrey	Phone	0117 9378200
Company	Waterman Group	Mobile	Not Supplied
Address	Merchant's House Wapping Road Bristol Bristol BS1 4RW		
Email	andrew.godfrey@watermangroup.com		

Enquiry Details

Scheme/Reference	Esher		
Enquiry type	Initial Enquiry	Work category	Development Projects
Start date	01/01/2019	Work type	Commercial/industrial
End date	01/01/2019	Site size	747485 metres square
Searched location	KT10 9AJ	Work type buffer*	25 metres
Confirmed location	514082 165346		
Site Contact Name	Andrew Godfrey	Site Phone No	0117 9378200
Description of Works	Initial enquiry only. No current works proposed.		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



Asset Owners

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.linesearchbeforeudig.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

Notes. Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineSearchbeforeUdig accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Asset Owners & Responses. Please note the enquiry results include the following:

1. "LSBUD Members" who are asset owners who have registered their assets on the LSBUD service.
2. "Non LSBUD Members" are asset owners who have not registered their assets on the LSBUD service but LSBUD is aware of their existence. Please note that there could be other asset owners within your search area.

Below are three lists of asset owners:

1. **LSBUD Members who have assets registered within your search area. ("Affected")**
 - a. These LSBUD Members will either:
 - i. Ask for further information ("Email Additional Info" noted in status). The additional information includes: Site contact name and number, Location plan, Detailed plan (minimum scale 1:2500), Cross sectional drawings (if available), Work Specification.
 - ii. Respond directly to you ("Await Response"). In this response they may either send plans directly to you or ask for further information before being able to do so, particularly if any payments or authorisations are required.
2. **LSBUD Members who do not have assets registered within your search area. ("Not Affected")**
3. **Non LSBUD Members who may have assets within your search area.** Please note that this list is not exhaustive and all details are provided as a guide only. It is your responsibility to identify and consult with all asset owners before proceeding.

National Grid. Please note that the LSBUD service only contains information on National Grid's Gas above 7 bar asset, all National Grid Electricity Transmission assets and National Grid's Gas Distribution Limited above 2 bar asset.

For National Grid Gas Distribution Ltd below 2 bar asset information please go to www.beforeyoudig.nationalgrid.com

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
ESP Utilities Group	01372227560	01372227560	Await response
SGN	08009121722	0800111999	Await response
UK Power Networks	08000565866	08000565866	Await response

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
BP Exploration Operating Company Limited	BPA	Carrington Gas Pipeline
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CLH Pipeline System Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Ltd
DIO (MOD Abandoned Pipelines)	E.ON UK CHP Limited	EirGrid
Electricity North West Limited	ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited
EP Langage Limited	ESSAR	Esso Petroleum Company Limited
Fulcrum Pipelines Limited	Gamma	Gateshead Energy Company
Gigaclear PLC	Gtt	Hafren Dyfrdwy
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission
Northumbrian Water Group	NPower CHP Pipelines	Oikos Storage Limited
Ørsted	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Premier Transmission Ltd (SNIP)	Prysmian Cables & Systems Ltd (c/o Western Link)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	Scottish Power Generation	Seabank Power Ltd
Severn Trent (Chester area only)	Shell (St Fergus to Mossmorran)	Shell Pipelines
SSE (Peterhead Power Station)	Tata Communications (c/o JSM Construction Ltd)	Total (Colnbrook & Colwick Pipelines)
Total Finaline Pipelines	Transmission Capital	Uniper UK Ltd
Vattenfall	Veolia ES SELCHP Limited	Western Power Distribution
Westminster City Council	Wingas Storage UK Ltd	Zayo Group UK Ltd c/o JSM Group Ltd

The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding. Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.

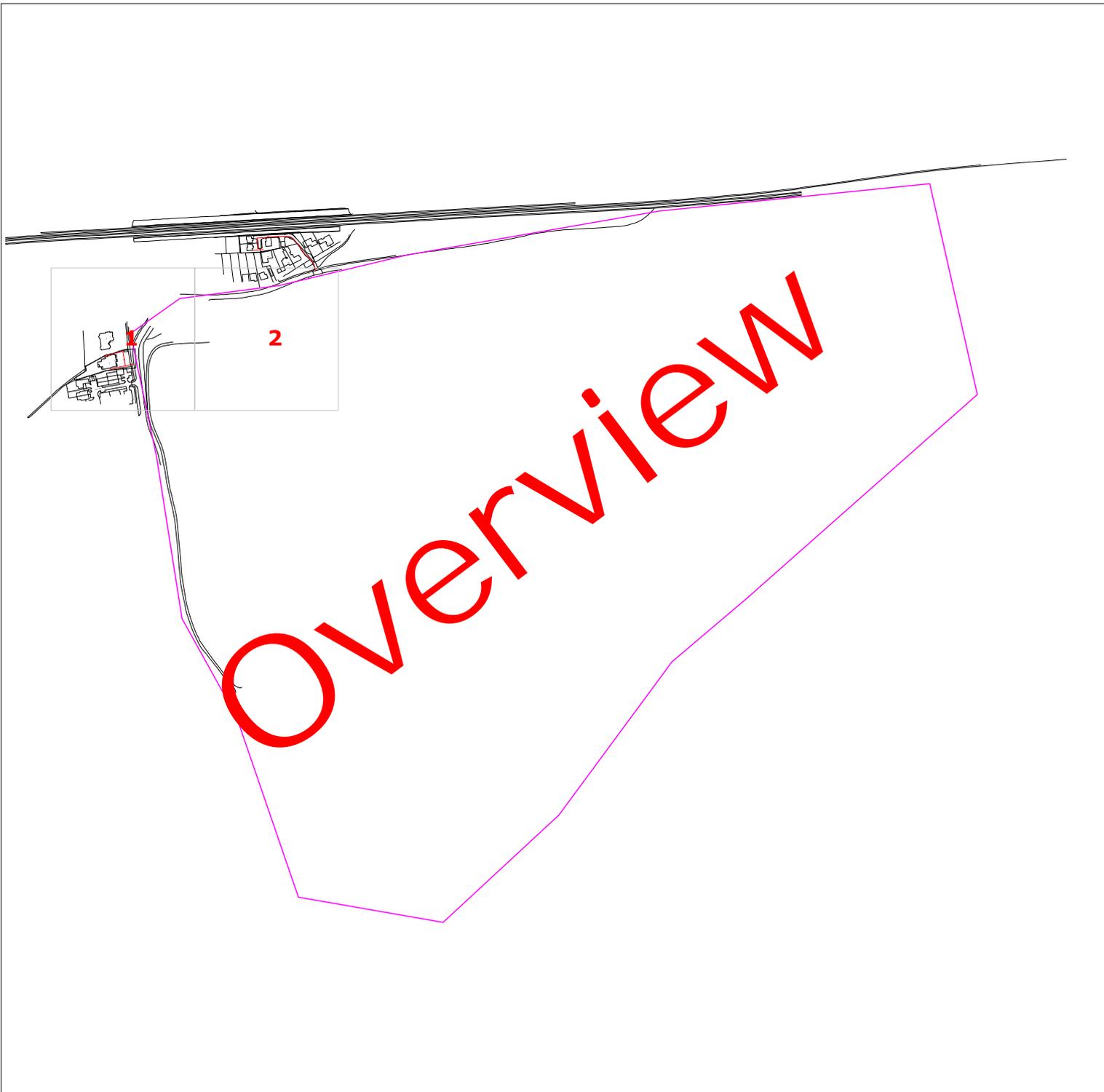
Non-LSBUD members (Asset owners not registered on LSBUD)

Asset Owner	Preferred contact method	Phone	Status
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08009173993	Not Notified
CenturyLink Communications UK Limited	plantenquiries@instalcom.co.uk	02087314613	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Energetics Electricity	plantenquiries@energetics-uk.com	01698404646	Not Notified
ENGIE	nrswa@cofely-gdfsuez.com	01293 549944	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Interoute	interoute.enquiries@plancast.co.uk	02070259000	Not Notified
KPN (c/-Instalcom)	kpn.plantenquiries@instalcom.co.uk	n/a	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Network Rail	OPBuriedServicesEnquiries@networkrail.co.uk	01904523401	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	SOTA.plantenquiries@instalcom.co.uk		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified
Vtesse Networks	https://plant.interoute.com/plant-enquiries/	01992532100	Not Notified

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Date Requested: 15/11/2018

Requested by: Andrew Godfrey

Job Reference: 14198787

Company: Waterman Group

Your Scheme/Reference: Esher

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

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UTILITIES GROUP

ESP Utilities Group Ltd
Bluebird House
Mole Business Park
Leatherhead
Surrey
KT22 7BA

Phone: 01372 587500
Email: info@espug.com

Dig Sites:

Area Line

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 15/11/2018

Requested by: Andrew Godfrey

Job Reference: 14198787

Company: Waterman Group

Your Scheme/Reference: Esher

Key for Mains & Service Pipework

-  Existing LP mains or services operating up to 75 millibar gauge
-  Existing MP mains or services operating between 75 millibar and 2 bar gauge
-  Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

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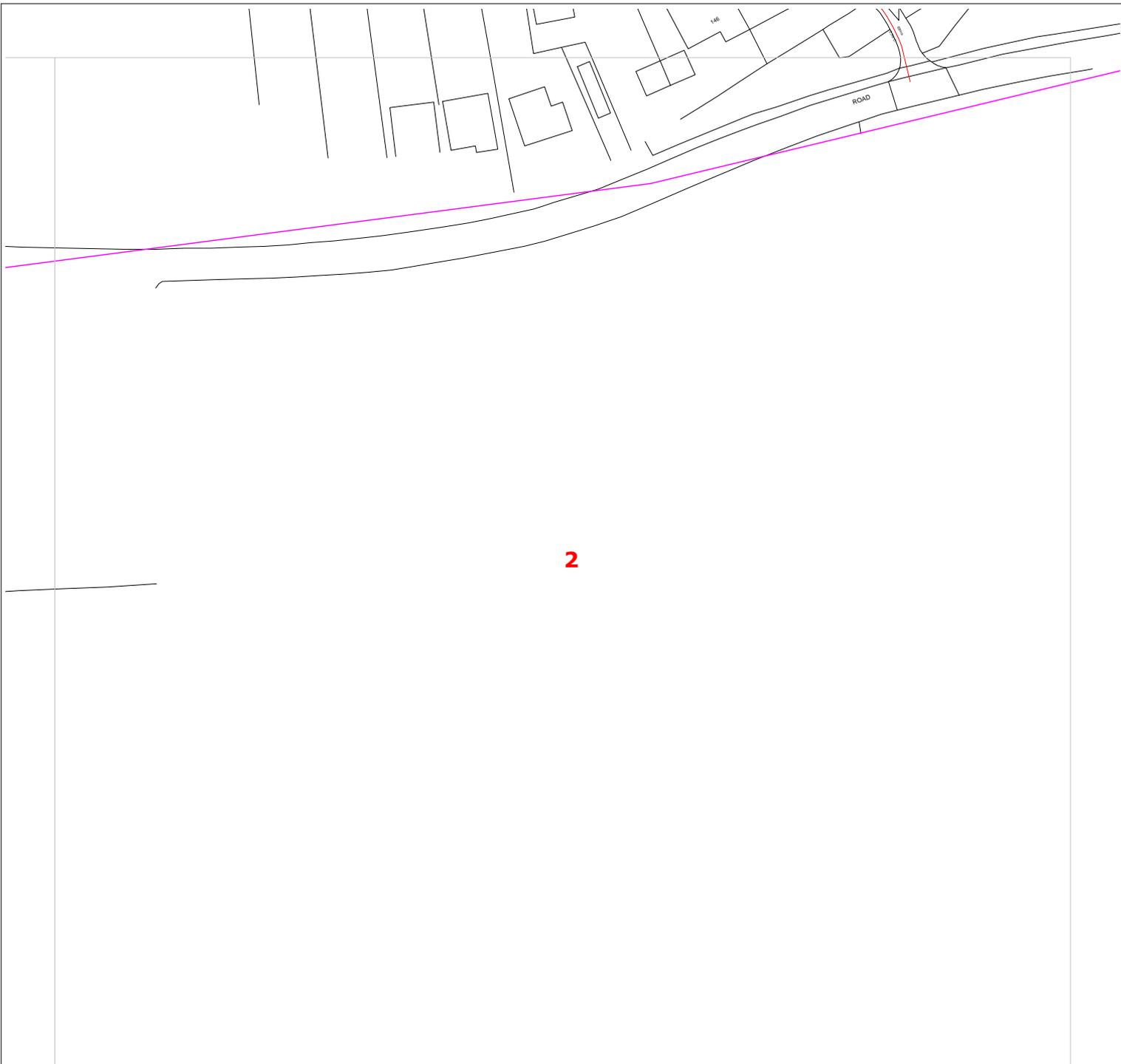
UTILITIES GROUP

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Date Requested: 15/11/2018

Requested by: Andrew Godfrey

Job Reference: 14198787

Company: Waterman Group

Your Scheme/Reference: Esher

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

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Phone: 01372 587500

Email: info@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
(excluding Overview map)



D. UTILITY PROVIDER RESPONSE TRACKER

Utility	Supplier	Date of Enquiry	Enquiry Reference	Contact	Information Requested	Date of Response	Summary of Response	Budget Costs Indicated (Refer to Appendices for full details)
Gas	SGN	20/12/2018	1759955	Bryan Maw (Technical Assistant) 0800 9121700 bryan.maw@sgn.co.uk St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ	Budget indication for multiple new commercial supplies	10/01/2019	Budget estimate given based on an hourly load of 12,496kW and annual quantity of 8,546,850kWh. No offsite reinforcements identified within the response as being necessary.	Budget cost given as aggregate across all sites: £262,200
Electricity	UK Power Networks	21/12/2018	8600014983	Brian Golding (Technical Support Assistant) 01622 352443 brian.golding@ukpowernetworks.co.uk Bircholt Road, Parkwood, Maidstone ME15 9XH	Budget estimate for multiple new connections	10/01/2019 21/01/2019	Budget estimate given on basis of 2xfeeder extensions from Esher Primary substation, 750m of 11kV cables (x2) and RMU installed at customer site. (Assumed at Site A). RMU enclosure would be as per guidance doc G81, which shows 5m x 4m clear area, with 2.8m x 2.8m x 2.4m enclosure. Developer to carry out all civils works within the site boundary. [This would include installation of cables to individual sites within the development, and RMU enclosure (civils only)].	Budget cost given as aggregate across all sites: £585,000
Water Supply	Thames Water	21/12/2018	DS6056773	Nick Lazarow Developer Services 0800 0093921	Pre-planning enquiry and budget estimate	02/01/2019	Sufficient capacity only exists for 72 flats at Site 4, and 52 flats elsewhere. TW will design and construct, at its cost, offsite reinforcements required for the remaining demand. It will need an 18 month period for design and construction from when planning consent is granted. No diversions have been identified as being required.	Budget costs have been provided for onsite works, and are given below aggregated across all sites. Self-lay Option (i.e. completed by developer and then adopted by TW): £94,000 (Excludes contractor costs) Statutory Option (i.e. completed by TW): £139,250 Network and Infrastructure Charges (for either option): £146,300
Foul Sewerage	Thames Water	21/12/2018	DS6056771	Jonathan Shildrick (Development Engineer) Developer Services 0800 0093921	Pre-development enquiry and capacity check	14/01/2019	Thames Water has stated that, based on the information and assumed connection points provided, there will be sufficient capacity within the foul network for the proposed flows. TW will not consider surface water flows to its network unless all other methods of disposal are explicitly ruled out.	No costs given.

Telecoms	BT Openreach	21/12/2018	9964-47848	Jim Brown (Infrastructure Solutions Customer Services) 0208 7261291	New sites registration	21/01/2019	Site cannot be registered due to early stage of design. Openreach will provide fibre to the premises across the development at its own cost.	No costs given.
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E. SGN RESPONSE



Our Ref: 14198787 Your Ref: Esher

Thursday, 15 November 2018

Andrew Godfrey
Merchant's House Wapping Road
Bristol
Bristol
BS1 4RW

Dear Andrew Godfrey

Thank you for your enquiry dated Thursday, 15 November 2018

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the 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 relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

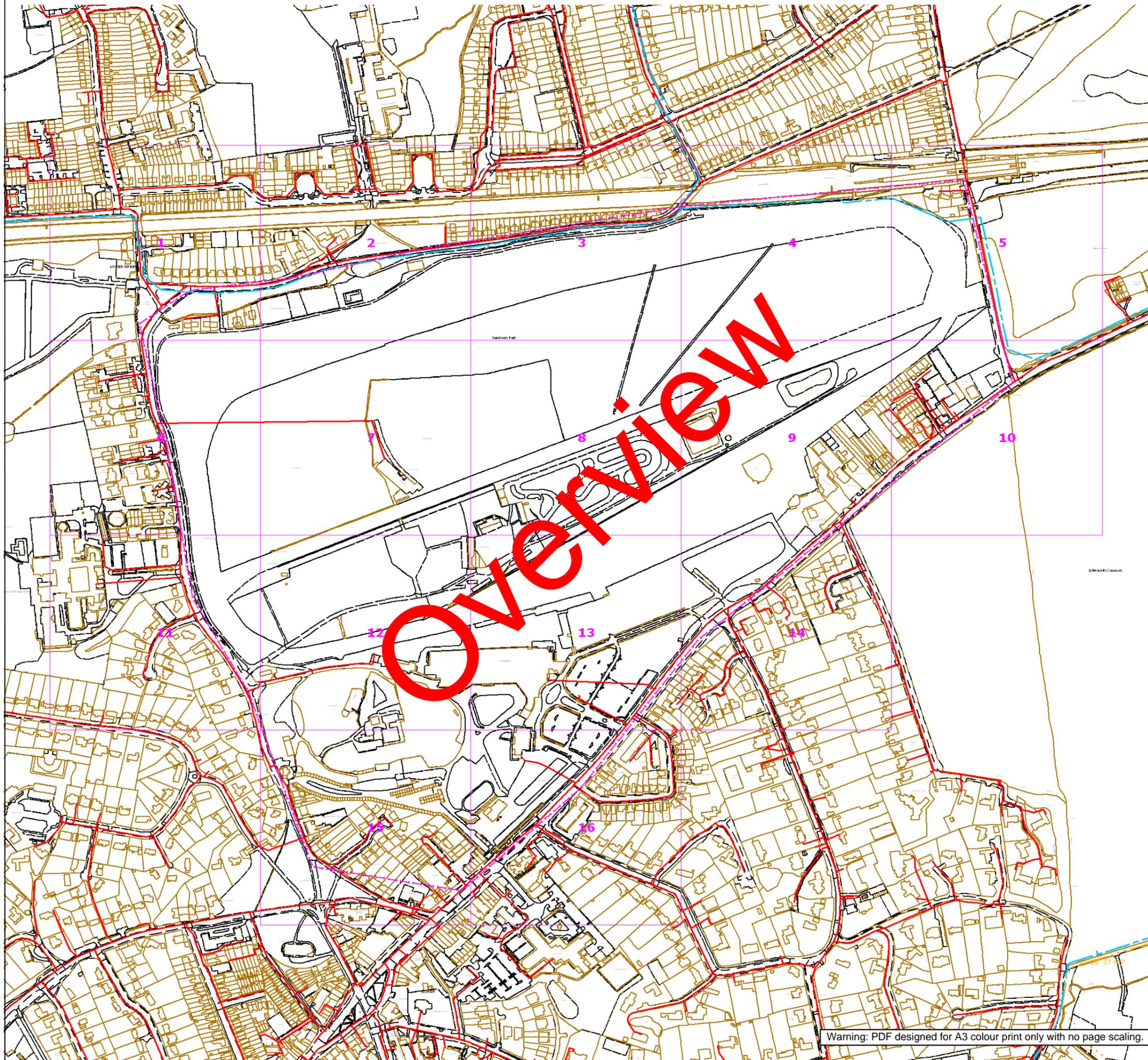
If you require any further information please do not hesitate to contact us.

Yours sincerely,
The Safety Admin Team
For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Smell gas?
Call 0800 111 999

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Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ

Authorised and regulated by the Financial Conduct Authority



Contact Us

Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 15/11/2018
 Job Reference: 14198787
 Site Location: 514154 165308
 Requested by:
 Mr Andrew Godfrey
 Your Scheme/Reference:
 Esher

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Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

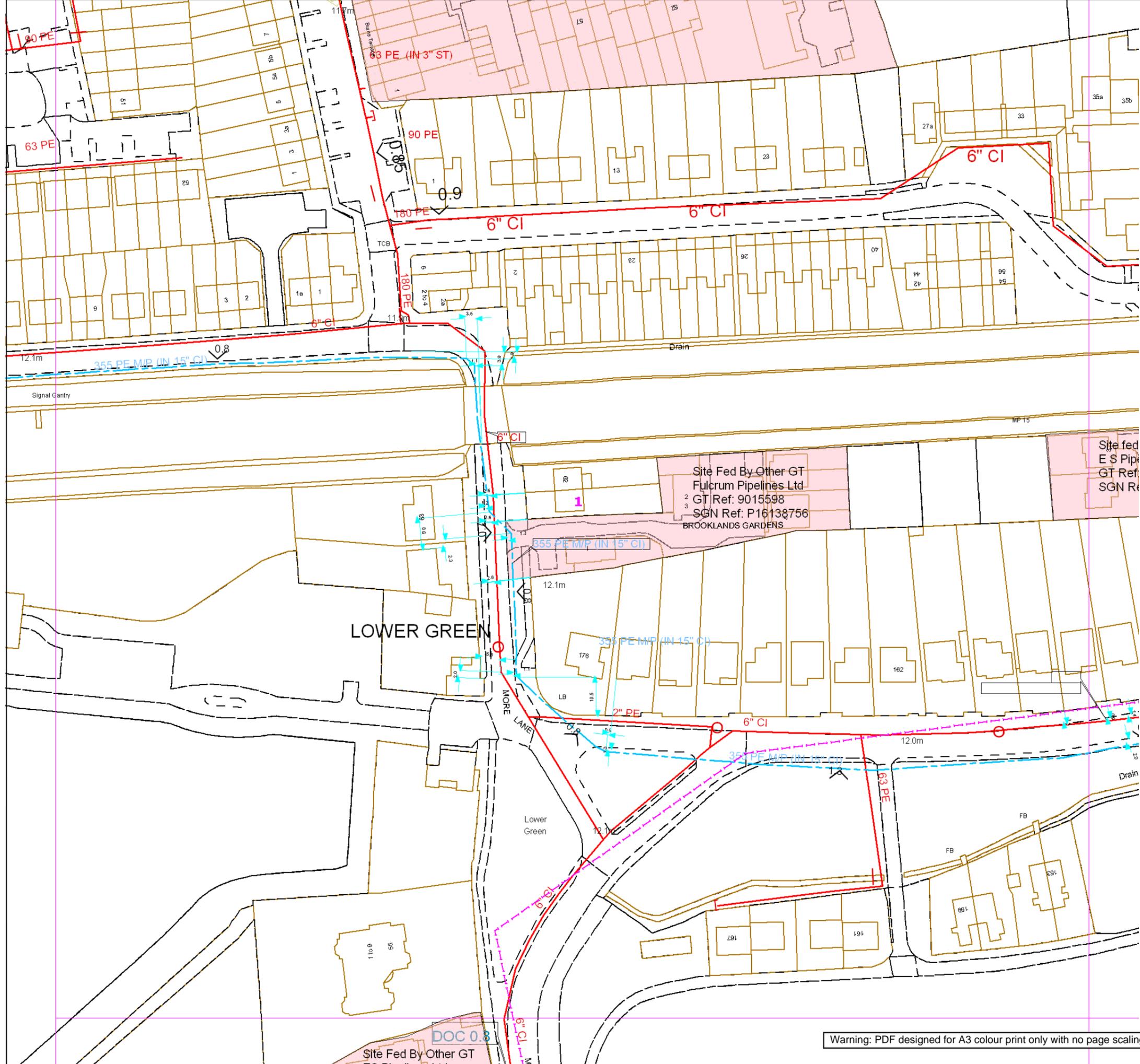
Some Examples Of Plant Items

Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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Contact Us
Mapping Enquiries: All areas
General Enquiries: All areas

Date Requested: 15/11/2018
 Job Reference: 14198787
 Site Location: 514154 165308
 Requested by:
 Mr Andrew Godfrey
 Your Scheme/Reference:
 Esher
 Exact Scales:
 1:1000 Area or Circle dig site
 1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Low Pressure Mains ————
Medium Pressure Mains - - - -
Intermediate Pressure Mains - · - · -
High Pressure Mains — · — · —
LAs ————
GTs [Pink Box] **SSSIs** [Green Box]

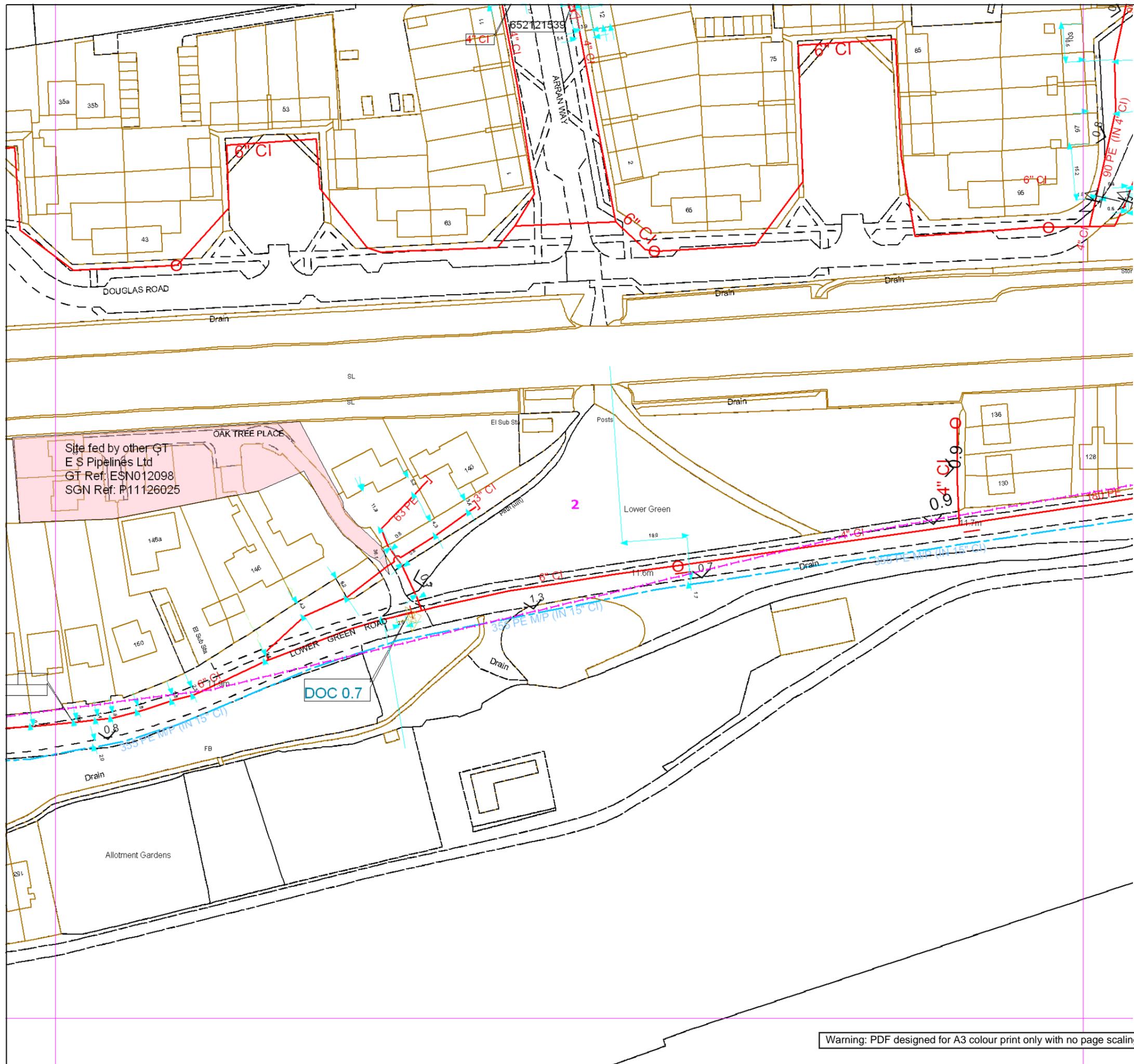
Some Examples Of Plant Items
 Valve [Symbol] Syphon [Symbol] Depth of Cover [Symbol] Diameter Change [Symbol] Material Change [Symbol]

Digsite: Line: [Dashed Line] Area: [Dashed Area]



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 Job Reference: 14198787
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 Mr Andrew Godfrey
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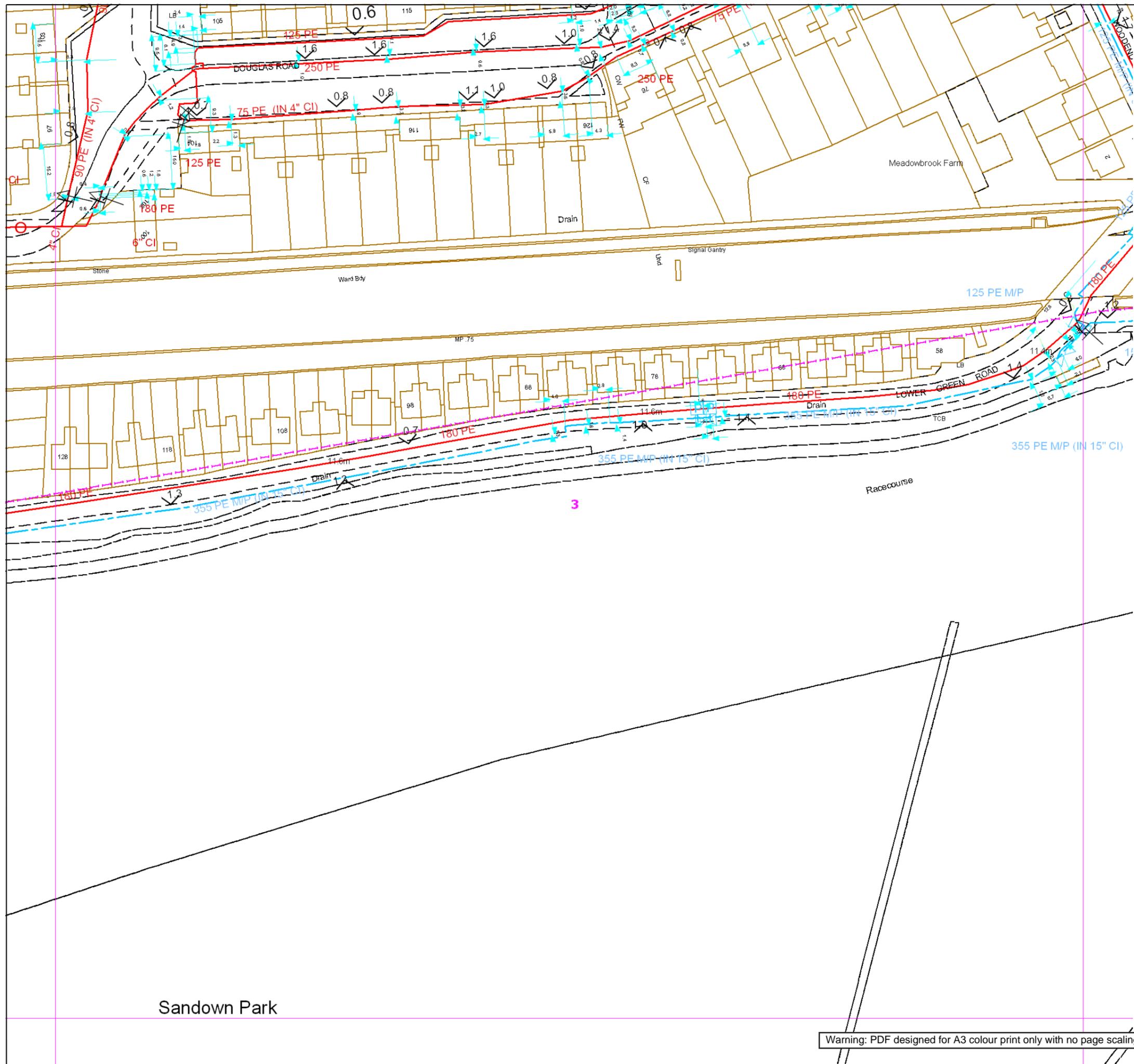
Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Low Pressure Mains ————
Medium Pressure Mains - - - - -
Intermediate Pressure Mains ······
High Pressure Mains - · - · - ·
LAs ————
GTs [Pink Box] **SSSIs** [Green Box]

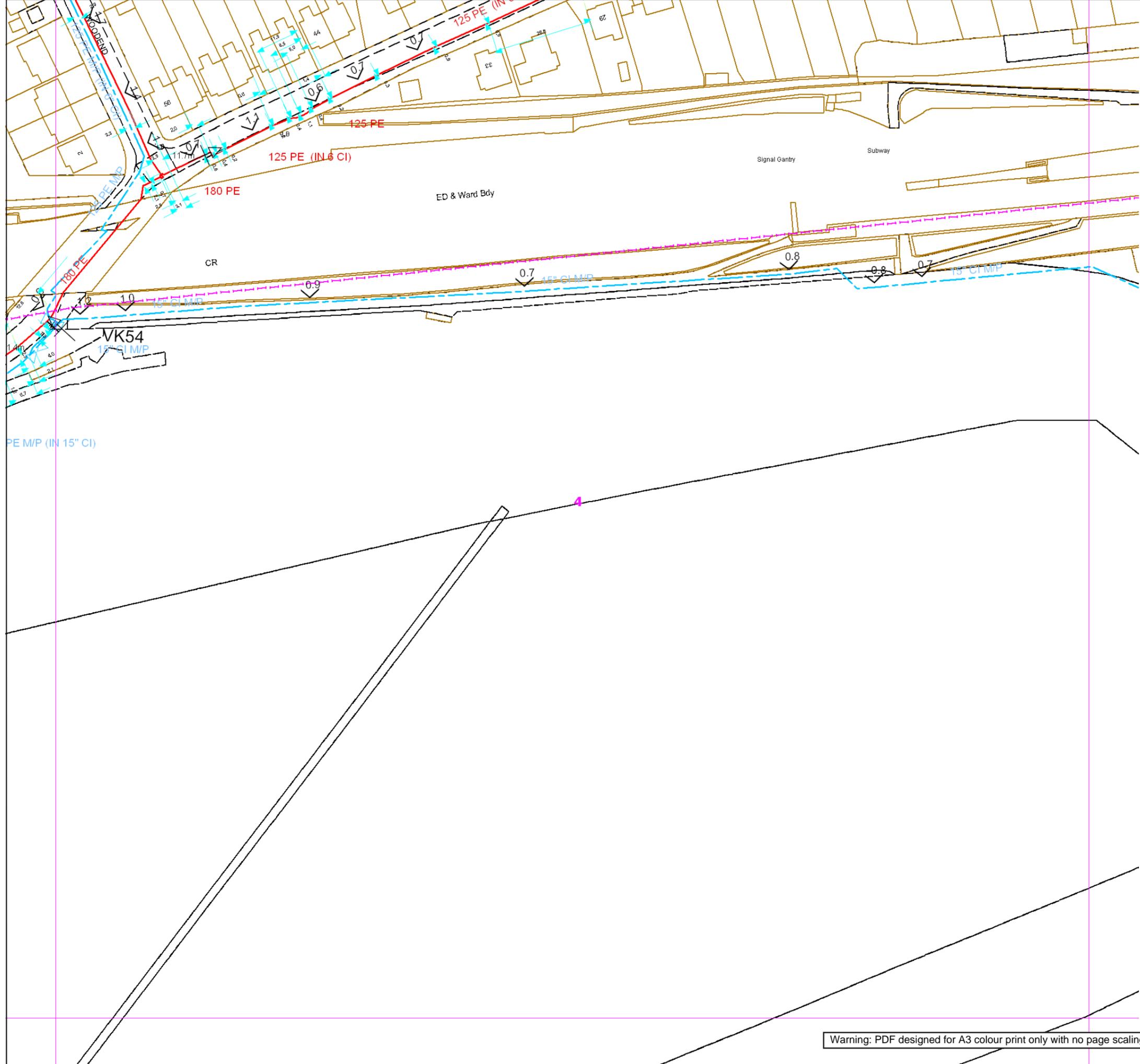
Some Examples Of Plant Items
 Valve [Symbol] Syphon [Symbol] Depth of Cover [Symbol] Diameter Change [Symbol] Material Change [Symbol]

Digsite: Line: [Dashed Line] Area: [Dotted Area]



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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

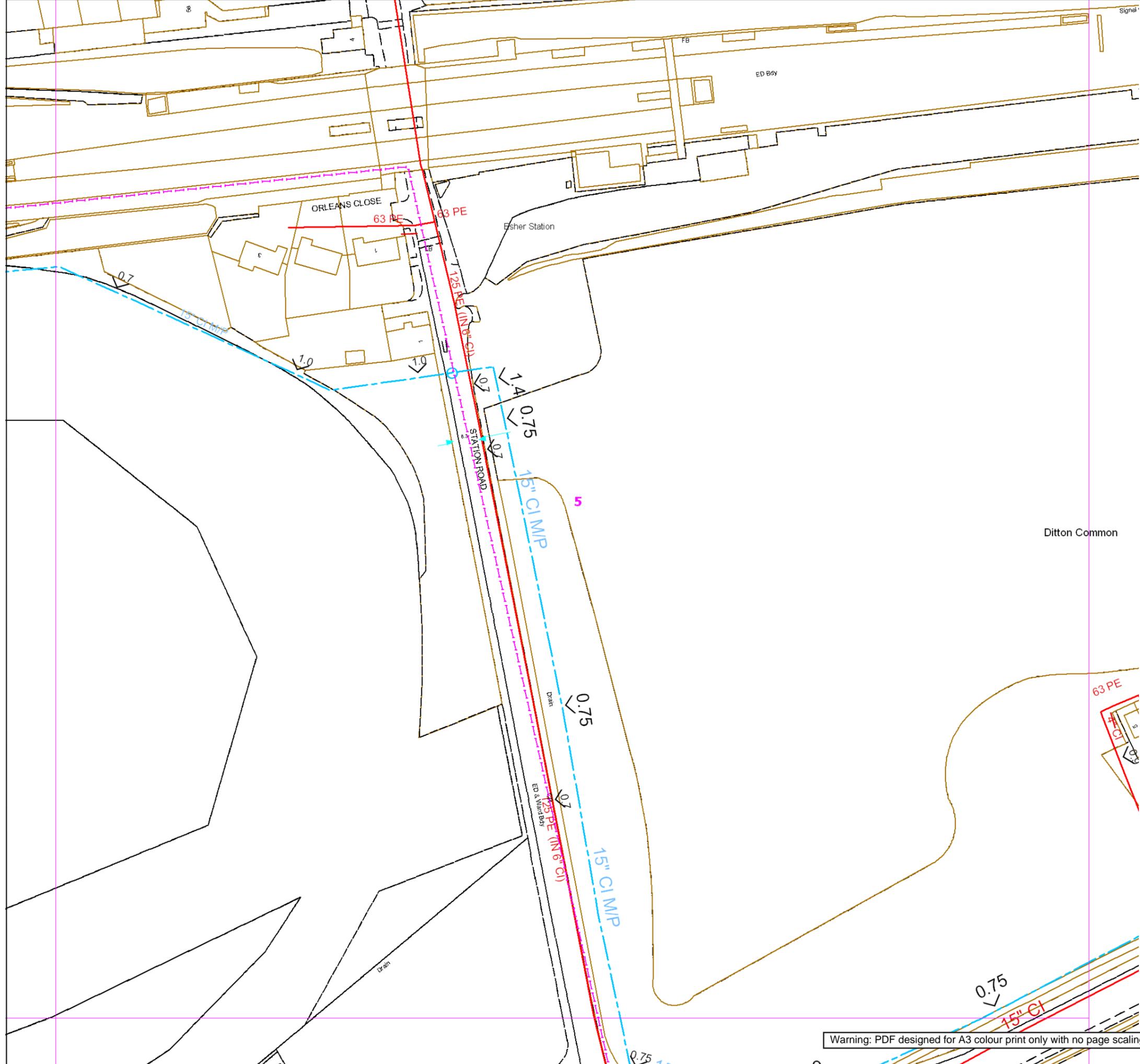
Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
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LAs	
GTs	

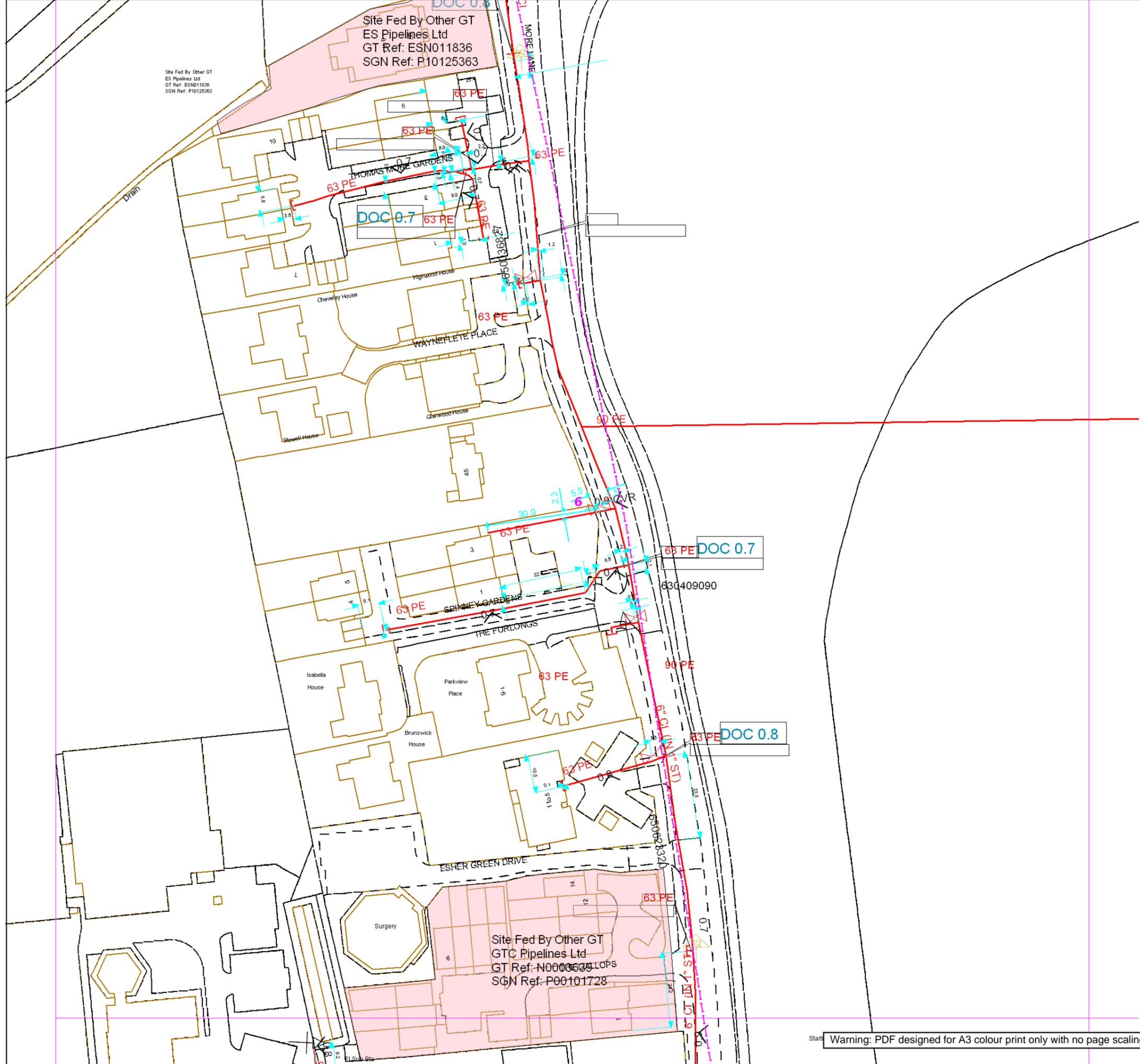
Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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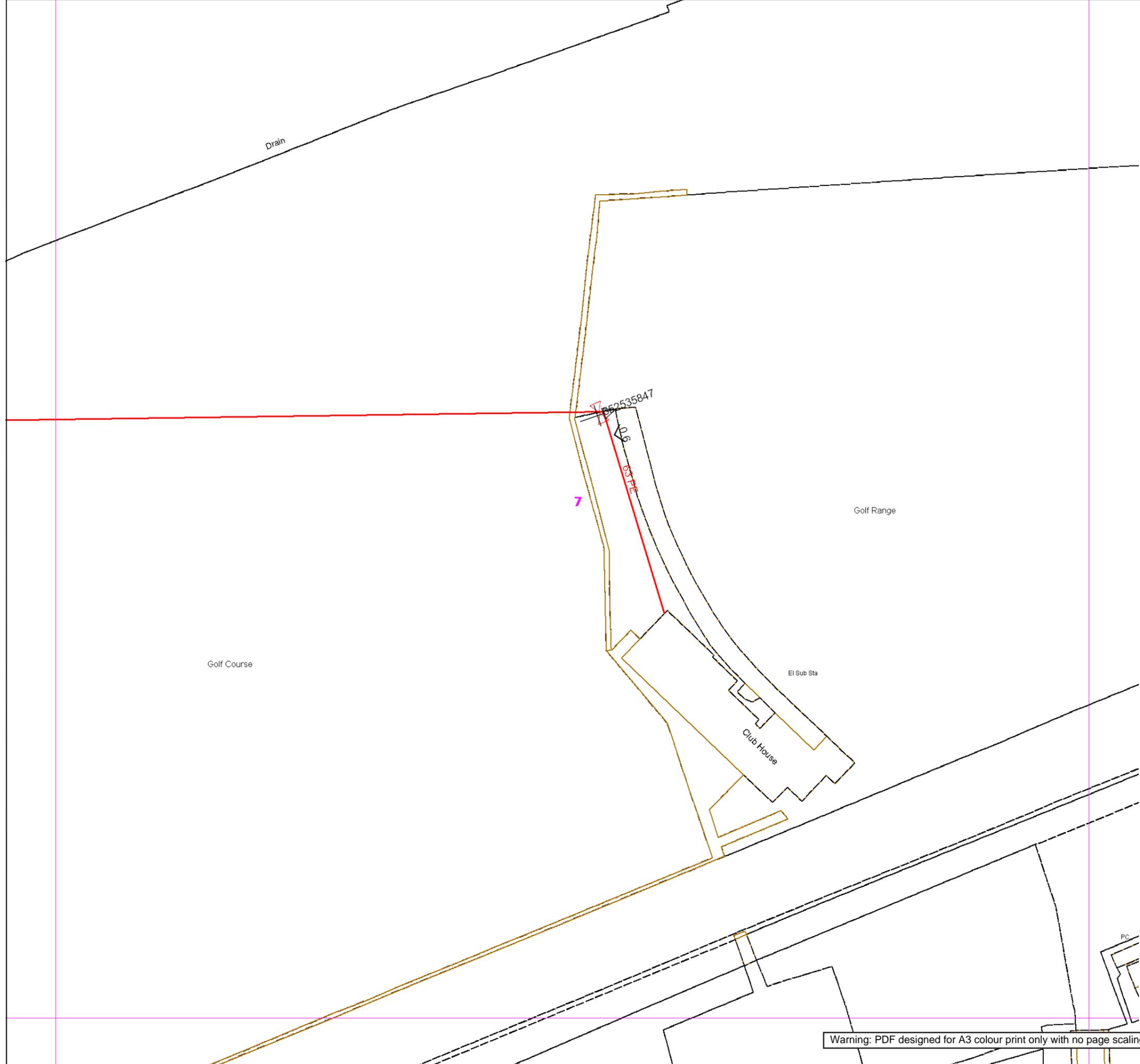
Low Pressure Mains	
Medium Pressure Mains	
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LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items

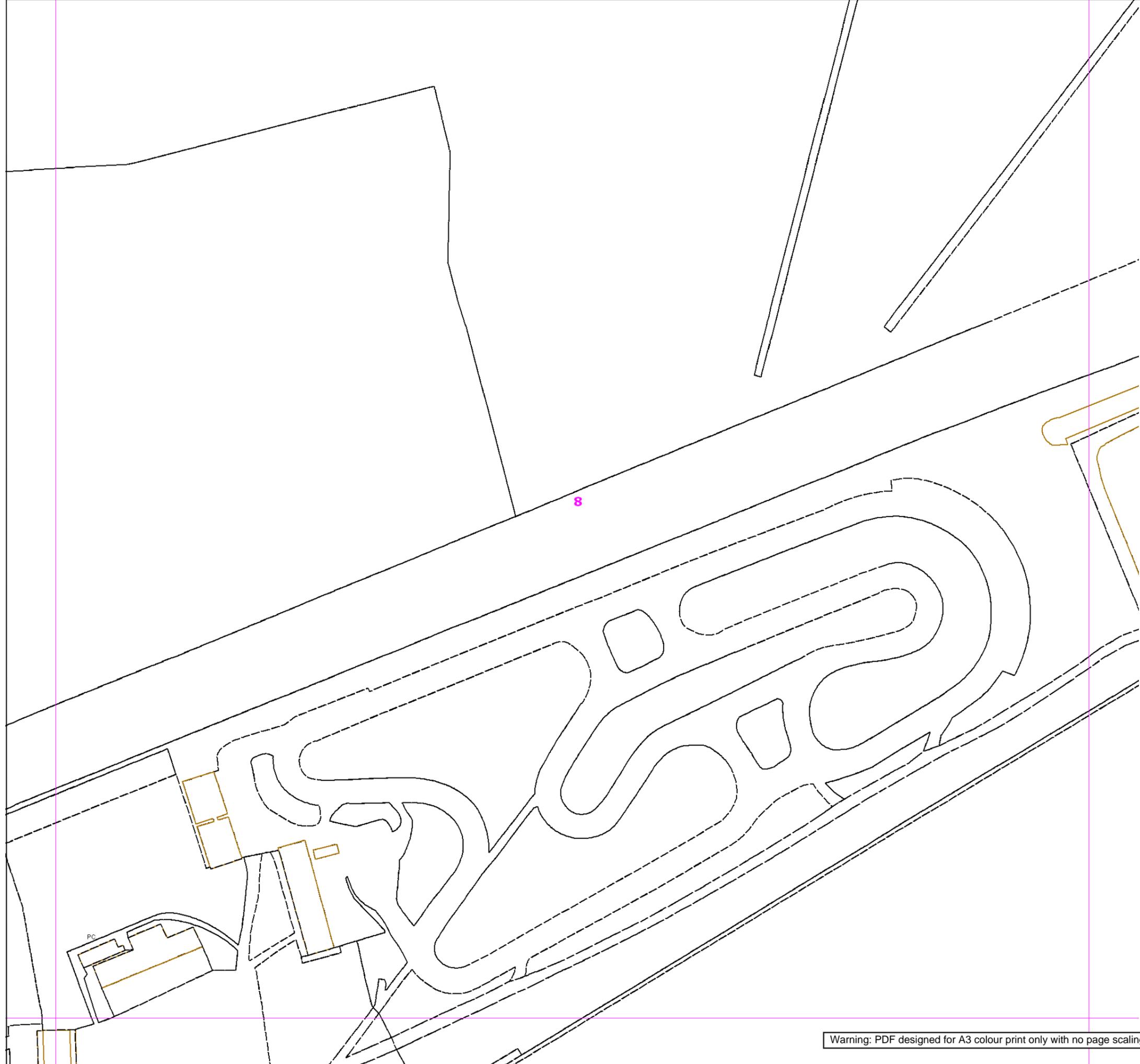
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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SGN
Your gas. Our network.

Contact Us
Mapping Enquiries: All areas
General Enquiries: All areas

Date Requested: 15/11/2018
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High Pressure Mains	
LAs	
GTs	
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Some Examples Of Plant Items

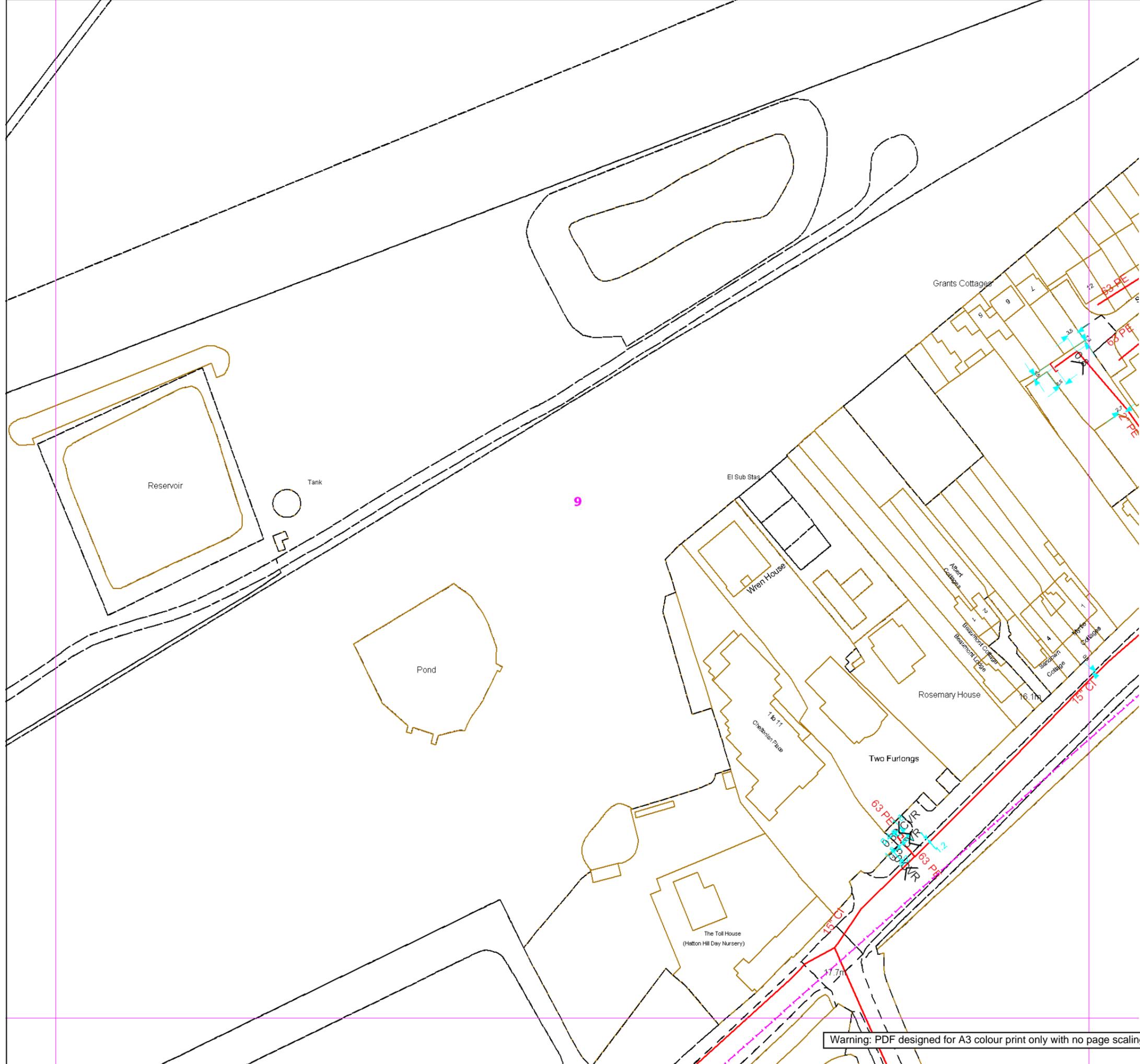
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
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Digsite: Line: Area:



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 Site Location: 514154 165308
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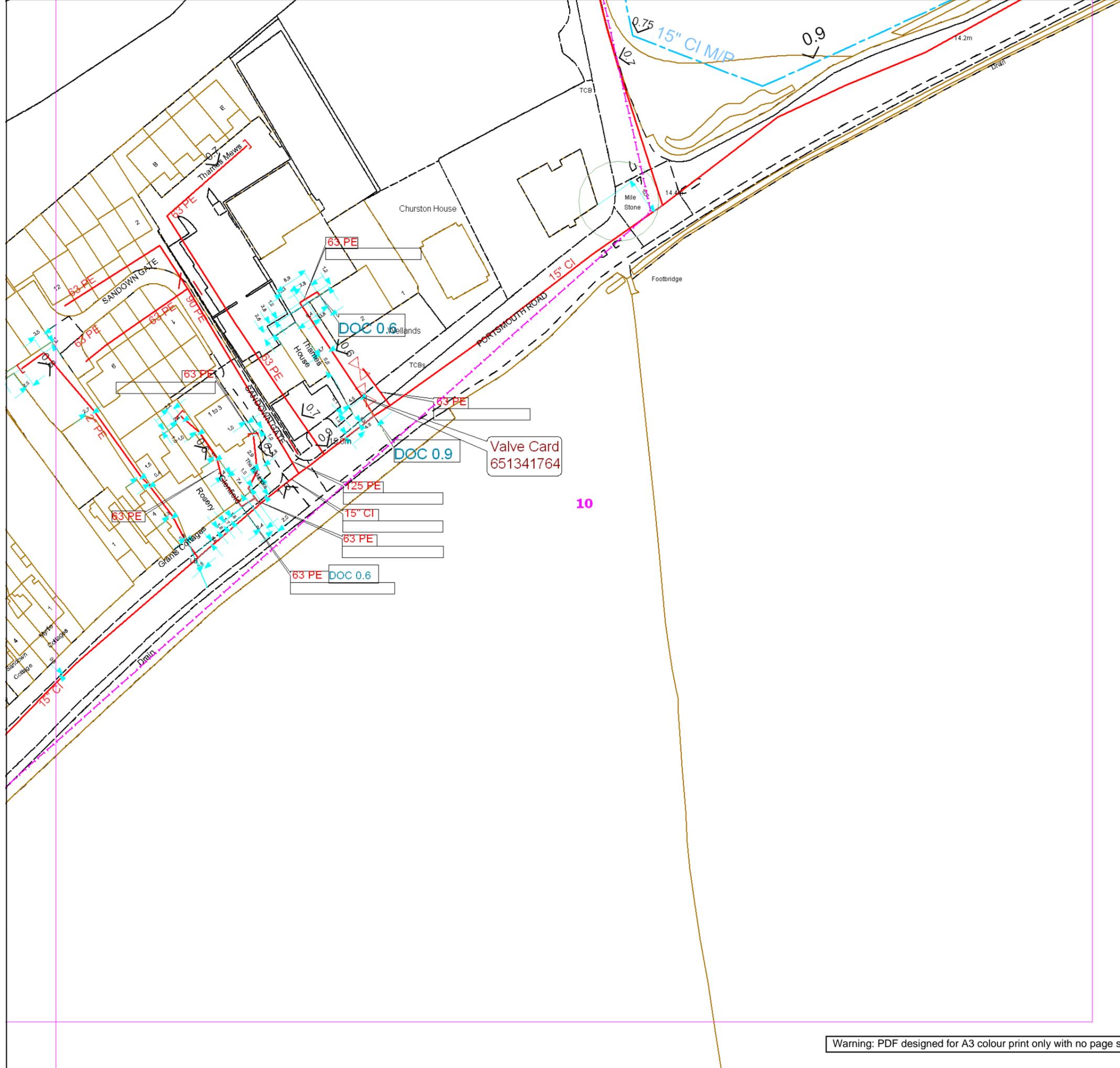
Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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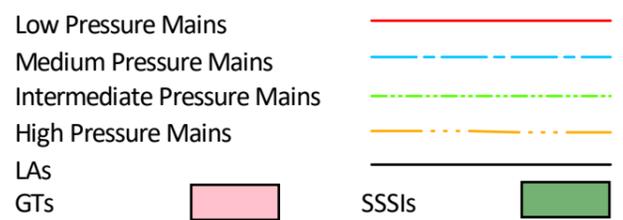


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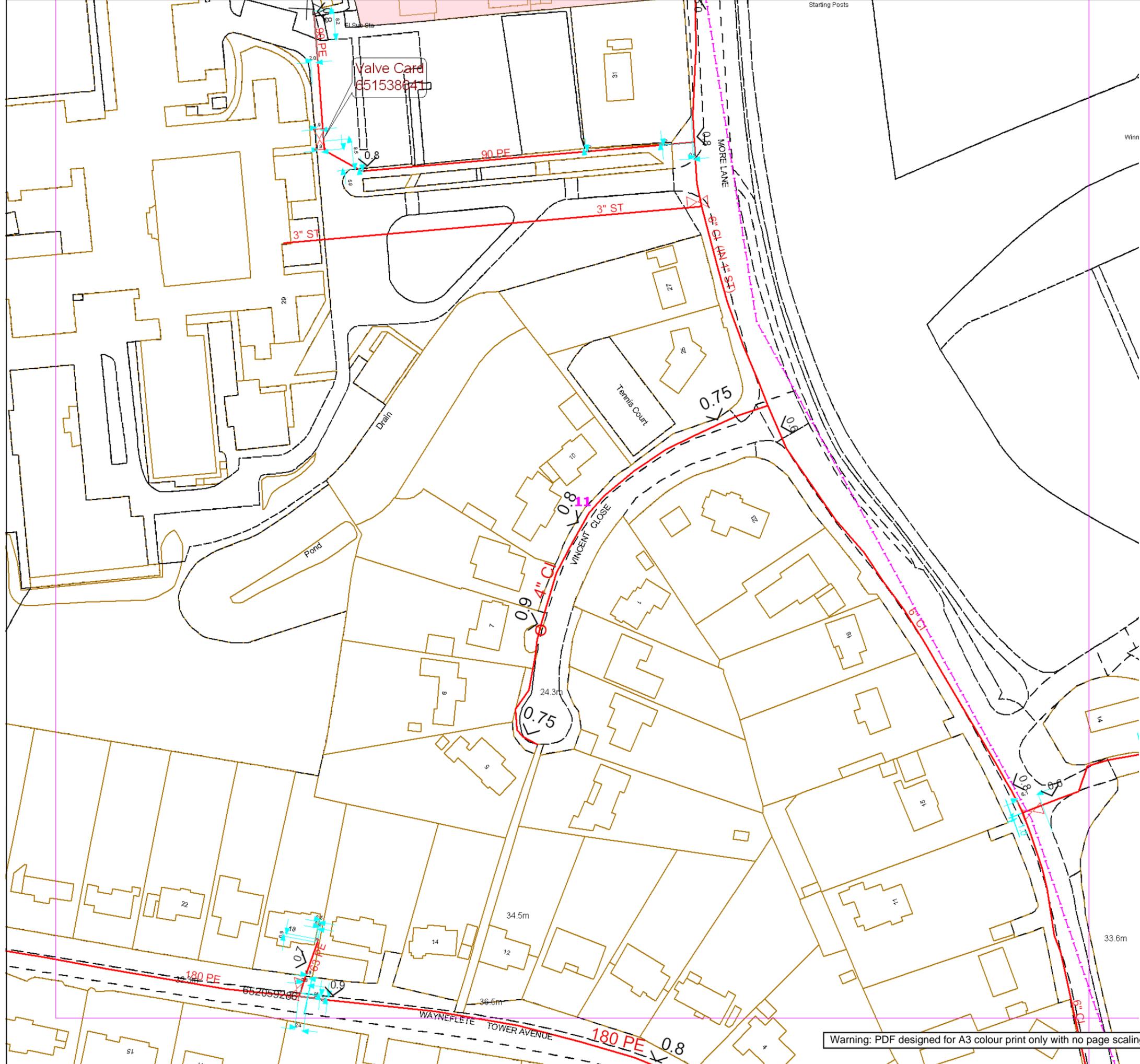
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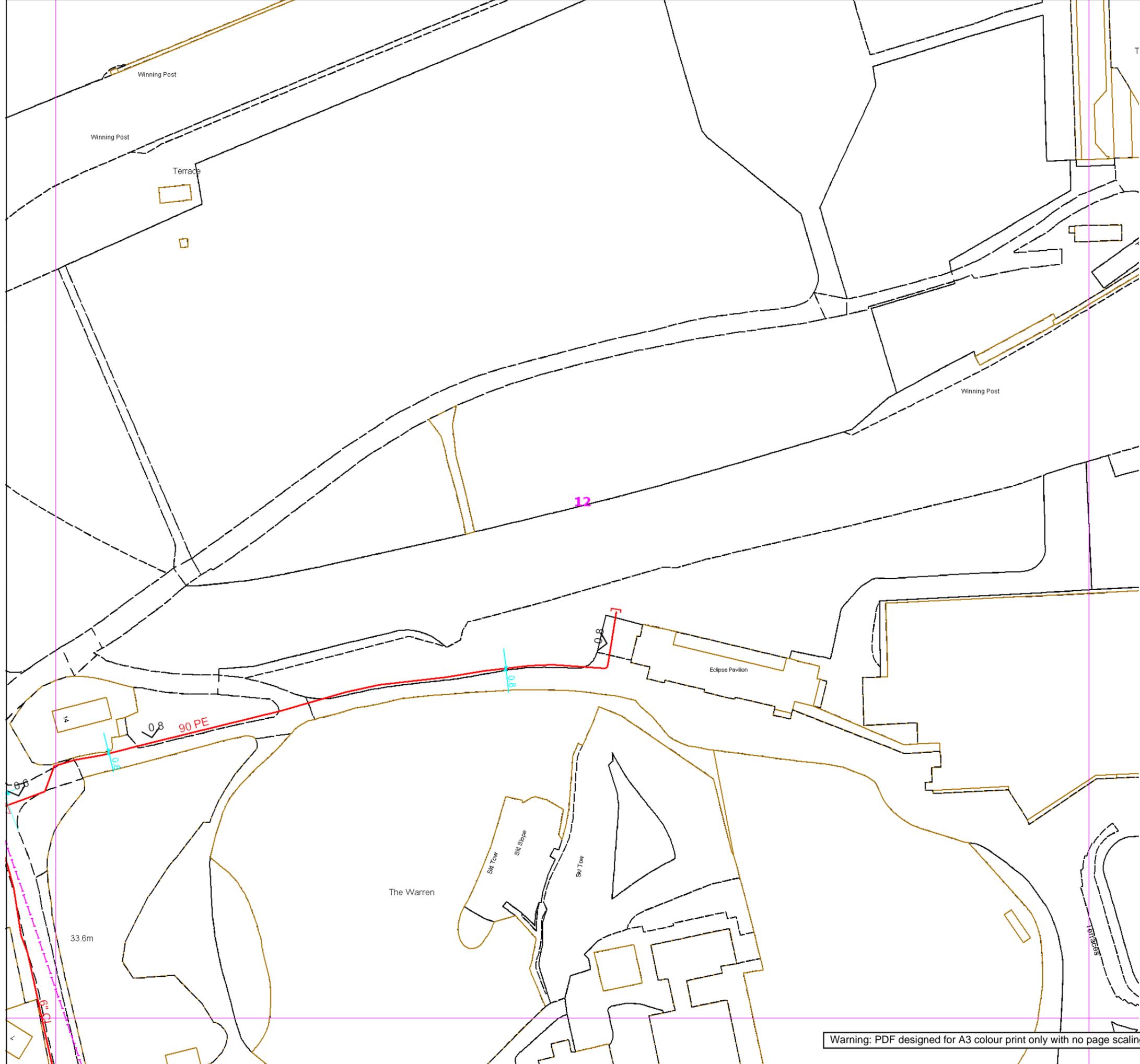
Low Pressure Mains	
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SSSIs	

Some Examples Of Plant Items
 Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



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SGN
Your gas. Our network.

Contact Us

Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 15/11/2018
Job Reference: 14198787
Site Location: 514154 165308
Requested by:
Mr Andrew Godfrey
Your Scheme/Reference:
Esher
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	
SSSIs	

Some Examples Of Plant Items
Valve Syphon Depth of Cover Diameter Change Material Change

Digsite: Line: Area:



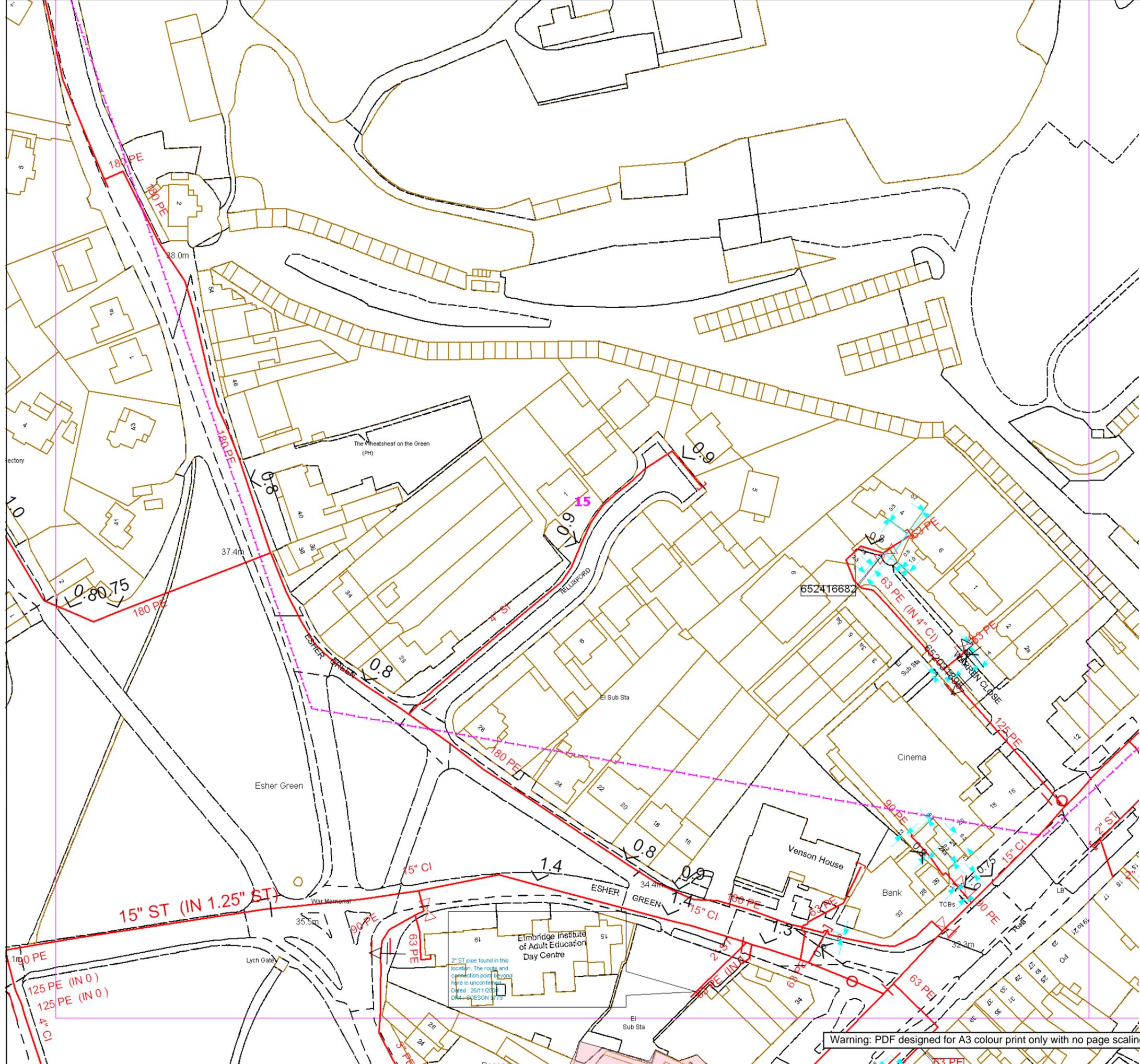
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15" CI pipe found to be here, route unconfirmed. Dated: 23/09/2012 DR4: 98325

12" CI found as shown on maps. Further Route Unconfirmed. Dated: 05/11/2010 DR4: 110771

90mm PE LP pipe found as shown. Further Route Unconfirmed. Dated: 05/11/2010 DR4: 110771

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General Enquiries: All areas

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Low Pressure Mains	
Medium Pressure Mains	
Intermediate Pressure Mains	
High Pressure Mains	
LAs	
GTs	

Some Examples Of Plant Items

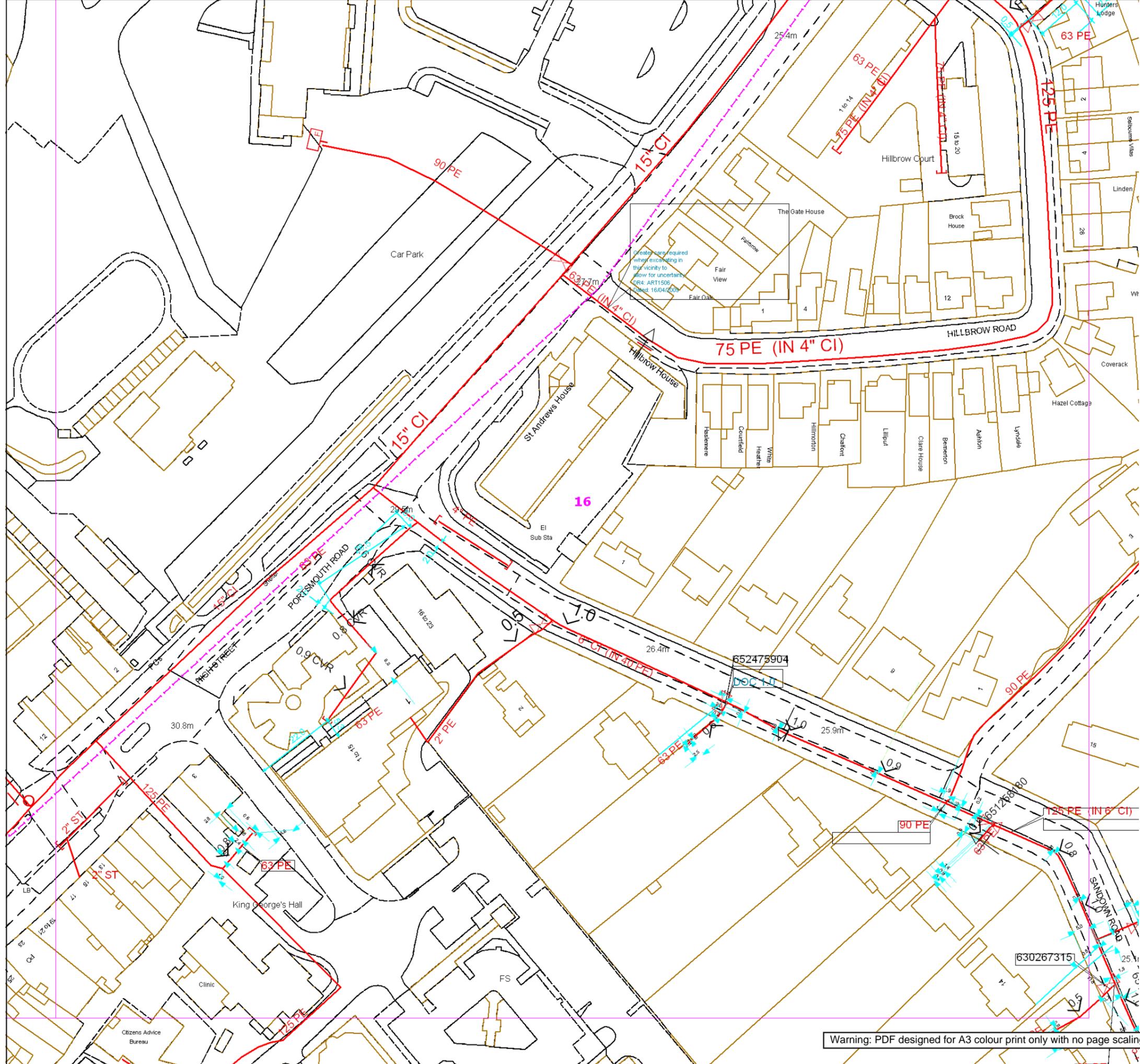
Valve		Syphon		Depth of Cover		Diameter Change		Material Change	
-------	--	--------	--	----------------	--	-----------------	--	-----------------	--

Digsite: Line: Area:



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Mapping Enquiries: All areas
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This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Low Pressure Mains	
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Intermediate Pressure Mains	
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SSSIs	

Some Examples Of Plant Items

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

Digsite: Line: Area:



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Map Symbols

						
VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
						
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
						
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
						
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE	LP MAINS	MP MAINS	IP MAINS
						
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT	LHP MAINS	HISTORY DATA	SSSI
						
				GTs	CONTACT ZONE	LTS

Application form for commercial and multiple residential properties



SGN
Connections

Please fully complete **all the relevant** sections of this form. This will ensure your application is processed as quickly as possible.

For office use only - Our reference

Section A - Your information

A1. Contact details

The person/company applying for the work to be done

Your name

Correspondence address

Postcode

Your reference (if applicable)

Company name (if applicable)

Landline telephone

Mobile telephone

Email address

Email is our preferred method of contact for future correspondence. Please remember to check your junk/spam folder.

A2. Site details

Where the work will be carried out

Is the site address the same as the correspondence address? Yes No

If no, please provide details below

Site address

Postcode

Site contact name

Landline telephone

Mobile telephone

Email address

Have you have previously submitted an application to SGN Connections for this site? Yes No

If yes, please provide reference number

A3. Your requirements

In what capacity you are applying? Tick the correct box below or state in 'Other'

Owner/Occupier Landlord Gas supplier

Utility company Developer Council

Architect/Consultant Other Please state: _____

What type of quotation would you like?

Firm (a quotation you can accept and proceed with the works)

Budget indication (a cost indication that you cannot accept)

Section A – Your information – continued

A4. What type of work is required?

Please tick the box below

Single new commercial supply	<input type="checkbox"/>		Complete sections B & E only
Single commercial alteration	<input type="checkbox"/>	Capacity increase	<input type="checkbox"/> Complete sections C & E only
Multiple new supplies	<input type="checkbox"/>	Multiple alterations	<input type="checkbox"/> Complete sections D & E only

Section B – Single new commercial supply

B1. Property type

What type of property requires gas?

Warehouse Workshop Restaurant Church hall
 Office Shop Other Please state: _____

B2. Gas load information

Please provide peak hourly gas loads in kW along with the estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Peak hourly gas load (kW)

Estimated annual gas load (kWh)

B3. Plans – see guidance section (page 09)

If you have electronic versions of your design drawings in AutoCAD or DWG format then please include these with your application

Is the site

a new development Existing A Conversion Other Please state: _____

If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below:

Clearly marked new buildings	<input type="checkbox"/>	Clearly marked meter positions	<input type="checkbox"/>
Show surrounding existing geography	<input type="checkbox"/>	Clearly marked site boundaries	<input type="checkbox"/>
If meter position is to be located >3m above ground level then include elevation drawings	<input type="checkbox"/>	Scale of plan indicated	<input type="checkbox"/>

B4. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form. Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN or customer

Surface mounted meter box supplied and installed by: SGN or customer

Built-in meter box supplied and installed by customer (see page 08, guidance section)

If no external option is available, we may be able to provide an internal meter location, subject to approval.

Section B – Single new commercial supply – continued

B4.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN or Customer

*If known, please provide kiosk type (see page 08 and 09, guidance section): _____

Self-build meter housing supplied and installed by customer Internal meter location

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm

L= _____ W= _____ H= _____

Do you need us to provide a concrete base for your kiosk? Yes No

B5. Excavation – Should any digging/reinstatement work be required on 3rd party/shared land SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes No

B6. Elevated pressure/compressors/boosters/non-typical loads

Do you require elevated pressure >21mbar? (only applicable for annual loads >732,000 kWh)

Yes No If yes, please provide the pressure required: _____

Will a booster or compressor be installed? Yes No

Do non-typical loads apply? e.g. seasonal and/or daily fluctuations including combined heat and power (CHP), boosters or compressors. Yes No

Please complete section E next

Section C – Single commercial alteration/capacity increase

C1. Property type

Please tell us what type of property requires gas?

Warehouse Workshop Restaurant Church hall Office

Shop Flat House Other Please state: _____

C2.1 Gas load information

Alterations – Please provide the existing peak hourly gas loads in kW along with the estimated existing annual load in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Peak hourly gas load (kW): _____

Estimated annual gas load (kWh): _____

C2.2 Gas load information

Capacity increases – to increase your load please provide the existing and total new peak hourly gas loads in kW along with estimated and new expected annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

	Peak hourly gas load (kW)	Estimated annual gas load (kWh)
Existing		
Additional		
Totals		

Section C – Single commercial alteration/capacity increase – continued

C3. Meter point reference number (MPRN)

Your MPRN can be found on recent gas bills, it is also known as the 'supply number' or 'M number'. If you do not have an MPRN then please call the Meter point reference enquiry line on 0870 608 1524* and they should be able to provide you with the information. Your MSN can also be found on recent gas bills.

Meter point reference number: _____

Meter serial number: _____

If you are applying for more than one alteration then please provide a separate attachment of the properties/MPRNs or MSNs.

*This service is not run by SGN. This call will cost 7p per minute plus your phone company's access charge.

C4. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form. Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN or customer

Surface mounted meter box supplied and installed by: SGN or customer

Built-in meter box supplied and installed by customer (see page 08, guidance section)

If no external option is available, we may be able to provide an internal meter location, subject to approval.

C4.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN or customer

*If known, please provide kiosk type (see page 08 and 09, guidance section): _____

Self-build meter housing supplied and installed by customer Internal meter location

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm

L= _____ W= _____ H= _____

Do you need us to provide a concrete base for your kiosk? Yes No

C5. Excavation – Should any digging/reinstatement work be required on 3rd party/shared land SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes No

C6. Elevated pressure/compressors/boosters

Do you require elevated pressure >21mbar? (only applicable for annual loads >732,000 kWh)

Yes No If yes, please provide the pressure required: _____

Will a booster or compressor be installed? Yes No

Do non-typical loads apply? e.g. seasonal and/or daily fluctuations including combined heat and power (CHP), boosters or compressors. Yes No

Please complete section E next

Section D - Multiple new supplies/multiple alterations

D1.1 Gas load information - domestic

Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Property type	Number of each	Property/ies is/are occupied?	Peak hourly loads (kW) per property		Estimated annual gas loads (kWh) per property	
			Default*	Other (please specify)	Default*	Other (please specify)
Flat		<input type="checkbox"/>	30		15,000	
House		<input type="checkbox"/>	60		20,600	
Others		<input type="checkbox"/>	n/a		n/a	
Totals		<input type="checkbox"/>				

*These are default loads for normal domestic usage. If your demands are different, please state in table above.

D1.2 Gas load information - commercial

Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

Property type	Number of each	Peak hourly loads (kW) per property	Estimated annual gas loads (kWh) per property
		Please specify	Please specify
Commercial			
Others			
Totals			

* If you are applying for more than one commercial property then please provide a separate attachment showing the breakdown of the individual Peak Hourly and Annual Loads.

D2. Meter boxes for loads equal to or below 65 kW

Our quotes include either a unibox or a surface mounted meter box at no additional charge where each property is using a peak hourly gas load equal to or below 65 kW. For further help please see the guidance section (page 08) at the end of this form.

Please choose which meter box you would like from the options below.

Unibox supplied and installed by: SGN or customer Number required: _____

Surface mounted meter box supplied and installed by: SGN or customer Number required: _____

Built-in meter box supplied and installed by customer (see page 08, guidance section) Number required: _____

If no external option is available, we may be able to provide an internal meter location, subject to approval.

D2.1 Meter kiosks for loads more than 65 kW

If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, subject to approval.

External GRP kiosk* supplied and installed by: SGN or Customer Number required: _____

*If known, please provide kiosk type (see page 08 and 09, guidance section): _____

Self-build meter housing supplied and installed by customer Number required: _____

Internal meter location Number required: _____

If the kiosk you require is not in our guidance section (page 08 and 09) you will need to provide the size (external dimensions) in mm L= _____ W= _____ H= _____

Do you need us to provide a concrete base for your kiosk? Yes No

Section D - Multiple new supplies/multiple alterations - continued

D3. Timber-framed properties

Is your property timber-framed? Yes No

Please note we will not install pipe through any timber-framed structure.

D4. Excavation - Should any digging/reinstatement work be required on 3rd party/shared land, then SGN will need to carry this out.

Do you need us to dig within the site boundary? Yes No

D5. Plans - see guidance section (page 09)

If you have electronic versions of your design drawings in AutoCAD or DWG format then please include these with your application

Is the site

a new development Existing A Conversion Other Please state: _____

If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below:

Clearly marked new buildings	<input type="checkbox"/>	Clearly marked meter positions	<input type="checkbox"/>
Show surrounding existing geography	<input type="checkbox"/>	Clearly marked site boundaries	<input type="checkbox"/>
If meter positions are to be located >3m above ground level then include elevation drawings	<input type="checkbox"/>	Scale of plan indicated	<input type="checkbox"/>

Please complete section E next

Section E - Additional information

E1. Additional information/special instructions

Is the development to be phased? Yes No

If yes, please provide details below.

Are there future developments anticipated on site? Yes No

If yes, please give details below including future annual and hourly loads and the number of properties needed.

Section E - Additional information - continued

Are there any known site anomalies or constraints? Yes No

If yes, please give details below. This is anything that may interfere with the work, for example, ponds, streams, conservation areas, listed buildings, manholes, railway tracks, emergency service facilities etc.

Is there anything that affects the time we can work? e.g. being near a school or on a busy street. Yes No

If yes, please give details below.

If we need to lay pipes across any 3rd party private land, then you may need to arrange for an easement/servitude or consent across this land. This will need to be negotiated prior to commencement of work. Your quote will include further details.

What is the date you first require gas on? / /

I certify that the information given is correct to the best of my knowledge

Signature

AG

Print name

Date

If the site of the work is in **England** please return your application to
Email:

ndsouth@sgn.co.uk

Post:

SGN Connections
St Lawrence House
Station Approach
Horley, Surrey
RH6 9HJ

If the site of the work is in **Scotland** please return your application to
Email:

admindesk@sgn.co.uk

Post:

SGN Connections
Axis House
5 Lonehead Drive
Newbridge, Edinburgh
EH28 8TG

Guidance section

Meter boxes and kiosks

The pictures below show typical meter boxes for domestic-sized meters. These are called U6 meters. They can register peak hourly gas loads up to 65 kW and are generally used for small shops and domestic properties with up to five bedrooms. Loads above this require larger meters and bigger meter kiosks. If you are unsure of your peak hourly gas load then check the input rating for each of the gas appliances in your property and total them up.

Please consult a Gas Safe® registered engineer or an energy consultant if you need further advice. For a list of Gas Safe® registered engineers in your area, please visit gassaferegister.co.uk

When you know your hourly load you can then decide if you require a meter box or a kiosk.

Typical meter box types for U6 meters gas loads up to 65kW



Built-in (recessed) meter box

The supply and fitting of this box is your responsibility. These are available from builder's merchants and large DIY stores.



Bolt-on box (wall-mounted box)

Supplied and fitted by us.



Unibox

Supplied and fitted by us.



Above ground entry

For internal meter positions. We will always look for external meter positions for your meter unless this is the only available option.

Meter positions must be located externally whenever possible, they should be on the wall closest to our gas main or not more than 2m up the side of the property. An external meter position allows us to maintain our equipment safely and avoids inconvenience when your meter is read by your supplier.

Typical glass reinforced plastic (GRP) meter kiosks for larger meters (>65kW)



Example of wall mounted kiosk



Example of floor standing kiosk

Meter kiosks for larger sized meters are shown left. Larger meters are used for commercial and industrial properties, for example restaurants, factories, energy centres, hospitals etc. They may also be used for larger domestic properties or properties with a swimming pool. These GRP kiosks come in a variety of shapes and sizes depending on the meter required. A list of kiosk sizes can be found on the next page.

Typical meter kiosks

Please note that these kiosk sizes are only a guide. You must contact your gas supplier to obtain the meter you require.

Kiosk name	Installation type	Meter type	Pressure	Length	Width	Height
GC2 WM	Wall mounted	U16	Low	660mm	415mm	740mm
GC2 FS	Floor standing	U16	Low and medium	708mm	390mm	828mm
GC2 Multi: WM & FS	Either	U16	Low and medium	708mm	390mm	828mm
GC3 WM	Wall mounted	U25	Low	915mm	385mm	885mm
GC4	Floor standing	U25 & U40 (U40 Low Only)	Low and medium	1020mm	565mm	1020mm
GC4+	Floor standing	U40	Medium	1210mm	750mm	1210mm
GC5	Floor standing	U65	Low and medium	1495mm	780mm	1396mm
GC6	Floor standing	U65 - U160	Low and medium	1615mm	850mm	1480mm
GC7	Floor standing	U160+	Low and medium	1615mm	870mm	1630mm
GC7+	Floor standing	U160+	Low and medium	1615mm	870mm	1780mm
GC8	Floor standing	U160+	Low and medium	2400mm	1220mm	1800mm

Meter sizes for each maximum load

Meter size	U6	U16	U25	U40	U65	U100	U160
Maximum load	65kWh	173kWh	275kWh	433kWh	704kWh	1083kWh	1733kWh

Example of site plans required



Andrew Godfrey

From: Andrew Godfrey
Sent: 21 December 2018 11:58
To: 'Non Domestic Sales Enquiries-South'
Subject: RE: Minimum Information Request - Ref 1759955 Sandown Park Racecourse
Portsmouth Road Esher KT10 9AJ
Attachments: 1759955 Sandown Park - Details of Connections by Area Revised.pdf

Dear Tanisha

REF 1759955

Thank you for your email.
Please excuse the confusion around the commercial properties.

There will be a total of 3 no. commercial meters required.

1 no. 150 bedroom hotel in Area B - 1,500 kW, 3,300,000 kWh (based on 330 kWh/m² and 10,000m² assumed GIA)
1 no. day nursery in Area 5 – 173kW, 40,000 kWh (based on 150 kWh/m² and 270m² assumed GIA)
1 no. softplay and café in Area C – 173kW, 173,250 kWh (based on 330 kWh/m² and 525m² assumed GIA)

I have attached updated plans which reflect this.

Thanks

Andrew

Andrew Godfrey CEng MICE
Principal Engineer
Waterman Infrastructure & Environment Ltd

Merchants House | Wapping Road | Bristol BS1 4RW
t +44 117 937 8200 | dd +44 330 060 2529
www.watermangroup.com | [LinkedIn](#) | [Twitter](#)

 Please consider the environment before printing this e-mail. Thank you!

From: Cook, Tanisha <Tanisha.Cook@sgn.co.uk> **On Behalf Of** Non Domestic Sales Enquiries-South
Sent: 21 December 2018 09:18
To: Andrew Godfrey <andrew.godfrey@watermangroup.com>
Subject: Minimum Information Request - Ref 1759955 Sandown Park Racecourse Portsmouth Road Esher KT10 9AJ



REF: 1759955
Date Info Due By: 04/02/2019

Dear Andrew Godfrey

Thank you for your quotation request, which we received on 20/12/2018. To enable us to produce a quotation, we require additional information detailed below:

Please can you provide the meter positions for the two commercial properties. You've stated there are two but also underneath have written Hotel. I assume the two commercial properties and the gas loads cover this as well. Please confirm.

For guidance see attached guidance.pdf

Please use the Reference Number, stated at the top of this e-mail, when providing us with this necessary minimum information.

We will retain your request on file for a period of 28 days and Standards of Service monitoring has been suspended from the date of this e-mail. The progress of your request will be dependent on when you are able to provide the above information as follows:

If the information is provided within 28 days from the date of this e-mail (see above), we will acknowledge receipt of the information and Standards of Service monitoring will recommence from the date of receipt of the information.

If you are not able to provide the information within 28 days from the date of this e-mail this job will be cancelled.

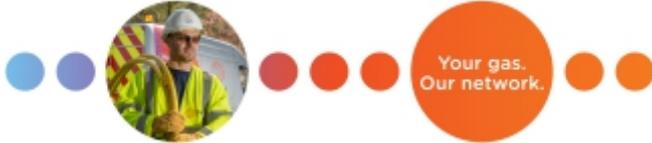
Kind Regards,

Tanisha Cook
Front desk team

SGN, St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ

sgn.co.uk

Find us on [Facebook](#) and follow us on Twitter: [@SGNgas](#)



Smell gas? Call 0800 111 999

[Find out how](#) to protect your home from carbon monoxide

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SGN is a registered trade mark and is the brand name for the companies with this Scotia Gas Networks group of companies.

Scotia Gas Networks Limited (company registration number 04958135) and all of its subsidiaries, except for Scotland Gas Networks plc are registered in England and Wales and have their registered office address at St Lawrence House, Station Approach, Horley, Surrey RH6 9HJ.

Scotland Gas Networks plc (company registration number SC264065) is registered in Scotland and has its registered office address at Axis House, 5 Lonehead Drive, Newbridge, Edinburgh EH28 8TG



AREA 3
90 no. 284P FLATS
18 no. 385P FLATS

AREA 1
5 no. 182P FLATS
10 no. 284P FLATS

AREA 2
15 no. 182P FLATS
26 no. 284P FLATS

AREA A
RENOVATE EXISTING FACILITIES
NEW STAFF ACCOMMODATION
EQUIVALENT TO 20 NO. 182P FLATS

AREA B
150 Room HOTEL

AREA 5
36 no. 182P FLATS
32 no. 284P FLATS

AREA C
SOFT PLAY AND CAFE

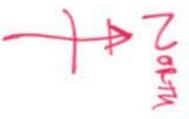
AREA 4
59 no. 284P FLATS
13 no. 385P FLATS

FLATS TOTAL

182P	76*
284P	217
385P	31

* Includes 20 no. equivalent for AREA A

SANDOWN PARK
AREA PLAN
NTS



LOWER GREEN

9 NO. STORES (DOMESTIC)

12 FLATS PER STORE

(30x15) 15000 SQUARED METERS (60000, 20,600 LITRE X 2)

ASSUMED INDIVIDUAL PRIVATE METERS IN PLANT ROOMS

AREA 3
1:1000 @ A3



SURREY COUNTY

SOUTH EAST EER

ELBRIDGE DISTRICT

ESHER

EAST MOLESEY AND ESHER ED

ESHER AND WALTON BOROUGH

Sandown Park

Race Course

Push and Pull Golf Course

Push and Pull Golf Course

LOWER GREEN ROAD

Tennis Court

Lower Green

Lower Green

Drain

Drain

Drain

12m

12m

12m

12m

11.5m

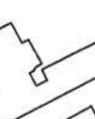
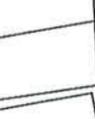
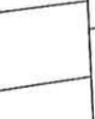
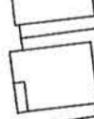
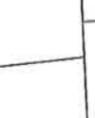
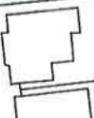
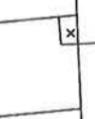
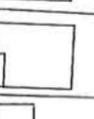
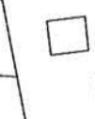
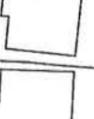
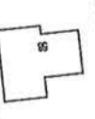
12m

12m

12m

12m

11.5m





1 No. Motel (Domestic)

72 FLATS

59 284p @ 30kw, 15,000 kwk
 13 385p @ 60 kw, 29,600 kwk

Assumed individual PRIVATE
 meters on PLANT ROOMS

Area 4
 1,110,000 @ A3



SAFETY & CARE - ASSUMED 525 m² GIA
 330 kW/m² = 173,250 kW (annual)
 173 kW WATER MAX

DAY NURSERY - ASSUMED 270 m² GIA
 150 kW/m² = 40,500 kW (annual)
 173 kW WATER MAX

DESIGN TO AREA B

AREA S & AREA C
 1:2000 @ A3

ASSUMED INVOIDENT
 PRIVATE METERS
 IN PLANT ROOMS

4 NO. METERS (DOMESTIC)
 17 PLANT ROOM METERS
 (30kW x 17, 150kW kW x 17)
 173 kW WATER MAX

NORTH
 ↑

10 January 2019

Our Ref: 1759955

Your Ref: N/A

SGN Connections
St Lawrence House
Station Approach
Horley
Surrey
RH6 9HJ

Andrew Godfrey
Waterman Group
Merchants House
Wapping Road
Bristol
Avon
BS1 4RW

Dear Andrew Godfrey,

New connection at Sandown Park Racecourse, Portsmouth Road, Esher, Surrey. KT10 9AJ

Thank you for choosing us to give you a budget indication for 327x new connections at the above site, and please find our detailed quote below.

Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to suitable locations.
SGN to carry out all the necessary excavation and reinstatement of the trenches up to the site boundary.

No meter or meter works are included in this quotation.

Your budget indication is £ 262,200.00 (inc VAT)

Please note that this figure is a budget indication only, it is based upon an hourly load of 12,496.00 kW and an annual quantity of 8,546,850.00 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

Please note that this figure is a budget indication only, based on the information you've given us, and doesn't represent an offer to carry out the work.

We won't be able to give you a more accurate quote until a full design study has been carried out, and there's a charge for this. We'll be able to tell you how much the study will be once you ask us for a firm quote.

Easement must be completed prior to these works commencing.

Third party easements will be required for SGN to lay a new main within the site, the cost of which is included in this quotation. The works cannot commence until this easement is in place. Additional delays for easement are approximately 16 weeks. Due to the easement requirement, you must ensure the proposed route is suitable. If it is not suitable then you must agree with SGN a revised route as soon as possible. Once the legal easement has been agreed this will then be the chosen route for the supply. Any alterations to the easement route will involve additional time delays and costs. The final cost may be higher or lower and you will be advised accordingly.

If you do not agree to a higher cost than our original estimate, or SGN cannot obtain the owners consent to a Deed of Easement, the contract will be terminated.

For the avoidance of doubt, this quotation does not include your own legal fees. You will be responsible for meeting your own legal fees for the negotiation and granting of a Deed of Easement.

*This job has an agreed easement route where the pipe must be installed.
Any alteration to this route will require acceptance of a chargeable variation before the work is completed.*

To ensure that the existing gas infrastructure can manage your new gas loads, Southern Gas Networks will need to run further analysis upon acceptance of this quotation (Security of Supply Check). If the existing infrastructure requires reinforcing to accommodate your loads, then this will incur time delays to the installation of your gas supplies. Reinforcement costs will be met by Southern Gas Networks and we will contact you where required.

If you have any further questions, please feel free to contact me on the number at the top of this letter.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling SGN Diversions/Isolations on 0800 912 1722.

Yours sincerely

Bryan Maw
Technical Assistant

* All calls are recorded and may be monitored



F. UKPN RESPONSE

Appendices

Sandown Park Redevelopment

WIE15367-100

WIE15367-100-R-1-2-2-Utilities

Our Ref: 14198787 Your Ref: Esher

Thursday, 15 November 2018

Andrew Godfrey
Merchant's House Wapping Road
Bristol
Bristol
BS1 4RW

Dear Andrew Godfrey

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.

I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866



This information is made available to you on the terms set out below. If you do not accept the terms of use set out in this fact sheet please do not use the plans and return them to UK Power Networks.

1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are not definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.
6. Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may not be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. Trial holes should be dug by hand only.

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.

The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.

Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040



- 9 Any work near to any overhead electricity lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to use this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by our emergency 24 hour three digit telephone number **105** providing;
- your name, address and telephone number;
 - the date, time and place at which such damage was caused;
 - a description of the electric line and/or electrical plant to which damage was caused;
 - the name of the person whom it appears to you is responsible for that damage;
 - the nature of the damage.
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

