LIFESTYLE
RESIDENCES

9 November 2022

Dear Sirs

MOLESEY VENTURE CENTRE REDEVELOPMENT PLANNING APPLICATION

Please refer to the attached documents and drawings from Thames Water in support of our proposal of diverting the existing pipework on site.

The existing pipework is a cast iron pipework over a hundred year old and is near to the end of its lifespan, so the proposed diversion work has been well received by Thame Water and is an improvement to the quality of their asset.

Yours faithfully

John O'Neill
Founder & CEO MA,
BSc (Hons), MRICS, MCIOB

Encl.

[redacted]

Orchard Lane - East Molsey (X4502-1921)

1 message

[redacted] 9 November 2022 at 13:56

From: James Mayfield [redacted]
Sent: 17 August 2022 09:26
To: [redacted]
Cc: [redacted]
Subject: RE: Orchard Lane - East Molsey (X4502-1921)

Paul,

As discussed, from internal discussions within Thames Water and the desktop study undertaken diverting the 36" CI water main running through the site is feasible. Thames Water issued you a budget estimate last month to divert the main, which you are in the process of actioning and moving forward. To start the process, please submit a signed customer agreement form along with your invoice details to myself.

If you or anybody else have any questions in regards to the diversion. Please let me know.

Kind regards,

James Mayfield
Project Engineer – Developer Services, Major Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

Project Brief

X4502-1921

Sundial House, Orchard Lane, East Molesey,
Surrey, KT8 0BN

X4502-1921 – Sundial House, Orchard Lane, East Molesey, Surrey, KT8 0BN

Clean Water Trunk Main Diversion (S185 WIA 1991)

Background

This budget estimate is in response to a proposed development on land at Sundial House, Orchard Lane, East Molesey, Surrey, KT8 0BN. The new development consists of 74 new apartments. The new apartment structure is proposed to be over a Thames Water clean water asset, so the developer has submitted a Section 185 application of the Water Industry Act (1991) to request a formal budget estimate for the diversion of this main.

Through the centre of the proposed development site is a 36" cast iron raw water trunk main. The proposed development structure is being constructed within the Thames Water 5.0m clearance zone for trunk water mains. Therefore, it is proposed to divert the main to the north of the new structure, to achieve the required clearance. The diverted main is proposed to be a 1100 PE100 SDR 17 pipe with a length of 112m and connections to the live network being made under pressure. The abandoned 88m of 36" CI is proposed to be capped and grouted.

Assumption

Further investigation during detailed design will be required to understand the route of the proposed diversions, but it is assumed for the budget estimate that the new trunk mains will be constructed offline with the connections being made under pressure.

The method of construction will also be reviewed at the detailed design stage once further investigations have been carried out, but for the purposes of this budget estimate an open-cut solution has been assumed. If piling is required for the proposed development, this may affect the clearances to the proposed diverted water main. This will require confirmation during detailed design.

It is assumed that appropriate access will be available to undertake the works, and that there is sufficient space to setup a site compound for the works within the development land.

Initial Investigations

According to DEFRA Magic Maps, there are Brown Hairstreaks and Lapwings present in the vicinity of the proposed works with the work site also being in close proximity to a water course. The council will need to be consulted to make sure there are no special requirements for working within the area. An environmental screening assessment will be needed during detailed design to confirm the environmental constraints of the site.

British Geological Survey information indicates that the bedrock geology is London Clay, with superficial deposits of Alluvium. From proximity to the water course and nearby boreholes where ground water was identified approximately 1.5m below ground level, it is assumed that dewatering will be required. Geotechnical ground investigations for soil properties and groundwater levels will be required during detailed design to understand the geology within the area.

According to Thames Water GET Maps there are no third-party assets close to the route of the diversion, so it is assumed that no third-party utility diversions are required and the cost of these have not been included in this budget estimate. The location of third-party assets will need to be confirmed by undertaking full utility searches, topographical and GPR surveys as well as trial holes where required.

Legislative Requirement

This project is in response to a request for a trunk water main diversion served under Section 185 of the Water Industry Act 1991.

Preliminary Scope of Works

The scope of works is for the diversion works only. All other works associated with the development are not allowed for within this estimate and must be agreed with Thames Water with a separate agreement.

The scope of works that is subject to the attached budget estimate is as follows:

1. Construct 1 No. under pressure tee connection with a 950mm sluice valve. Install a line stop on 36" CI main. Cut and cap the existing 36" CI main with a concrete thrust block (assume 15m^3) in developer's land (made ground). Assume depth to cover = 1.5m.
2. Construct 112m of 1100mm PE100 SDR17 pipe in developer's land via an open cut construction. Average depth to crown = 1.5m.
3. Construct 1 No. under pressure tee connection with a 950mm sluice valve. Install a line stop on a 36" CI main. Cut and cap the existing 36" CI main with a concrete thrust block (assume 15m^3) in developer's land (made ground). Assume depth to cover = 1.5m.
4. Abandon 88m of 36" CI pipe by grouting.
5. Testing and commissioning of assets upon completion of works including chlorination and pressure testing.
6. Utility searches, GPR survey and a trial hole (assume 3 No.) to confirm location of third-party assets.
7. Survey and test operations of the existing valves and washouts (assume 1 day required).
8. Geotechnical ground investigations for soil properties and groundwater levels.
9. Topographical survey (assume 1 day required).
10. Public and customer relations input.
11. Liaison with Local Council and Environment Agency.
12. Environmental Screening Assessment (Ecological and Arboricultural).
13. Ground water de-watering (10 weeks)

Delivery options

Via TW	Delivering the project under Section 185 of the Water Industry Act.
Via Developer and TW	Developer to undertake installation of offline water main works under a S185 (WIA 1991) Agreement with Thames Water (subject to confirmation on the proposed contractor). Thames Water to undertake the connections, testing and commissioning.

CDM Responsibilities

The developer will be the Client and duty holder under the Construction, Design & Management (CDM2015) regulations. The 'Client' is responsible for appointing the other duty holder roles, namely the Principal Designer (PD) and the Principal Contractor (PC). The 'Client' has a specific duty under CDM2015 to submit a F10 form to the Health & Safety Executive (HSE) of a 'Notifiable Project' before construction starts on site.

Note a 'Notifiable Project' is where a project is to have 20 workers for 30 days or more OR exceed 500 person days.

Preliminary Programme

Detailed Design	26 weeks.
Procurement	20 weeks.
Construction	12 weeks.
Total Project Duration	58 weeks

Funding

The total estimated project cost is £859,154.04 + VAT as applicable.

Allowances

This budget estimate summary has been based on the preliminary scope of works and preliminary programme and has been constructed using standard budget estimate rates in the absence of detailed site, soil, utility, ecology, heritage, environmental and structural/land/condition surveys as well as information on affected third party land and buildings. These budget estimates are to enable customers to decide whether they wish for Thames Water to proceed with the works by commencing full design and approaching affected landowners and stakeholders.

For additional exclusions, assumptions and project risks see the separate Budget Estimate Summary.


Thames
Water

Thames Water

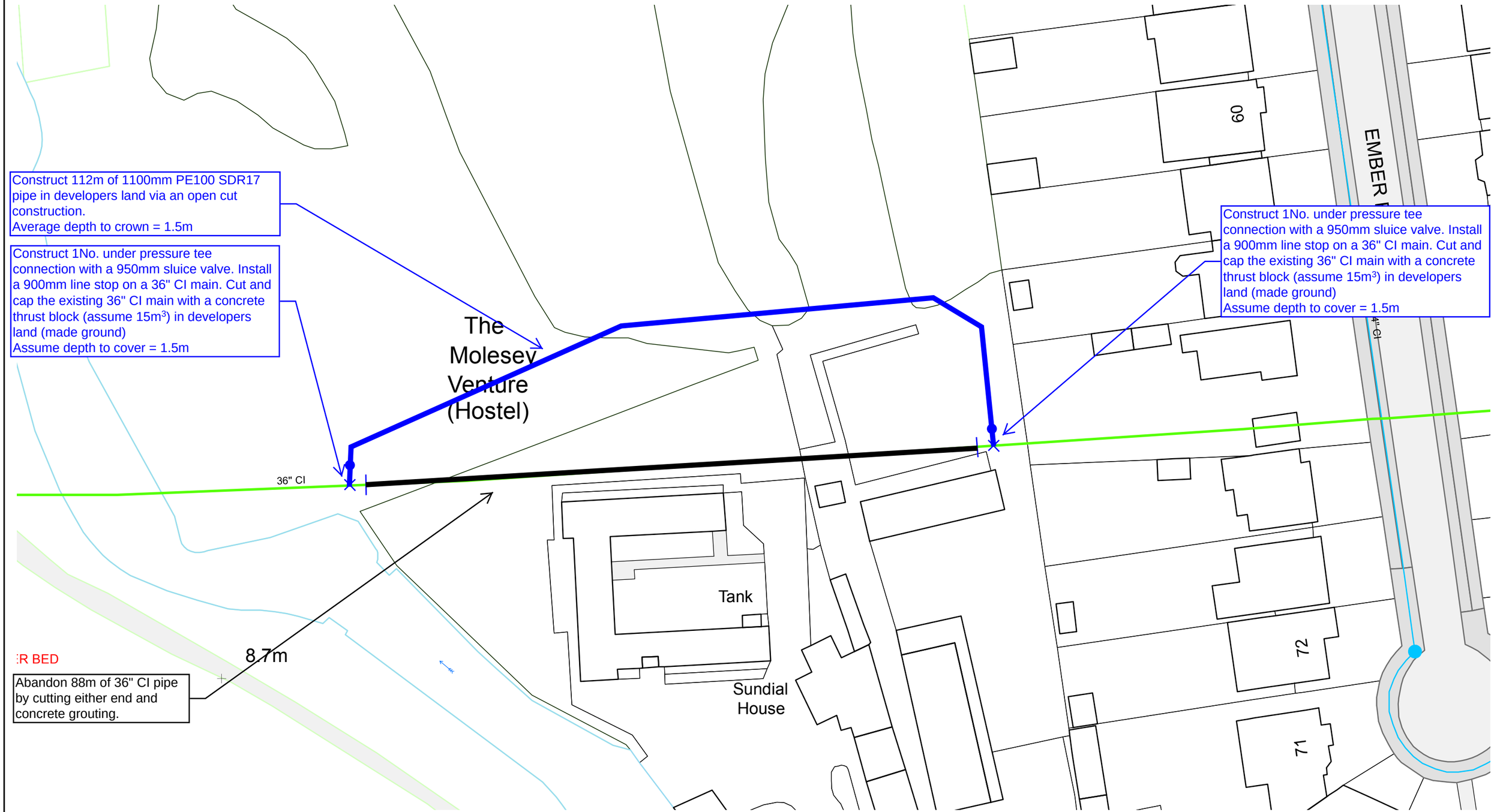
X4502-1921
Sundial House,
Orchard Lane,
East Molesey,
Surrey, KT8 0BN

0 25 50 100 150 200
Metres

Printed At (A3) : 1:2500
Printed By : JMAYFIEL
Print Date : 31/05/2022
Map Centered On : 514612,167362
Grid Reference : TQ1467

Based on the Ordnance Survey Map with the Sanction of the Controller of H.M Stationery Office License Number 100019345

Thames Water



0 5 10 20 30 40 Metres

The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.

Printed At (A3) :1:500
Printed By :JMAYFIEL
Print Date :31/05/2022
Map Centered On :514606,167387
Grid Reference :TQ1467

Thames Water

N

0 5 10 20 30 40
Metres

Printed At (A3) :1:500
Printed By :JMAYFIEL
Print Date :31/05/2022
Map Centered On :514606,167387
Grid Reference :TQ1467

N

General notes

This drawing must not be scaled. This drawing must not be used for land transfer purposes. This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register. Areas are measured and calculated generally in accordance with the Nationally Described Space Standard and/or RICS Property Management, 2nd Edition (2018) and have been calculated in metric units. All setting out, dimensions and levels must be checked on site. Levels refer to Ordnance Datum Newlyn, unless stated otherwise. This drawing must not be used on site unless issued for construction. Refer to Information Plan for definition of drawing status.

Drawing revision prefix (not applied to sketches) :
P = Pre-Contract
C = Contract

Electronic file reference

A3711 Orchard Lane SHEETS 100 Existing Plans R1.vwx

Rev	Revision note	Date	Drawn	Check
1	For information	25/03/22	AS	ES

Key

LIFESTYLE RESIDENCES

Client

Lifestyle Residences Ltd

Project title

A3711 Orchard Lane, East Molesey

Drawing title

Existing Site Plan with easement diversion

Scale @ A1	Issue date
1:500 & 1:250	**25/03/22**

Drawing number

A3711-ASA-ZZ-00-DR-A-0113

Proposed status	Revision
for Information	**P1**

Assael

Architecture

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