This document is offered under the terms and conditions of the appointment; should the project proceed beyond RIBA Stage 4 without CJR’s involvement to check, inspect and otherwise verify that the installation has been carried out as the design intent, we reserve the right to limit our liability; the onus is on a third party to identify and prove any perceived errors or omissions.
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1.00 EXECUTIVE SUMMARY

This utilities statement details how the development proposal connects/will connect to existing utility infrastructure systems, bearing in mind capacities and environment/archaeological impact.

The development requires connection to new electricity, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal.

The statement demonstrates:

a) That the availability of utility services has been examined and that the proposal would not result in undue stress on the delivery of those services to the wider community;

b) That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures;

c) That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains.
2.00 AVAILIBILITY OF SERVICES

**Electricity Supply**
A single new supply has been applied for with the local district network operator, Western Power, for the site. Western Power have carried out their infrastructure study and have confirmed that there is adequate capacity within the local network for the new development.

The supply shall enter the building within the attached plantroom, with an individually sub-metered supply serving each property after the landlord’s meter.

The supply shall be buried below ground and the point of connection shall be made in the highway, external to the site.

The majority of the buried services shall be in soft dig ground, reducing the need for disposal of waste caused by excavation of hard ground, and reducing the noise impact and vehicle traffic from these works.

**Water Supply**
A new supply been applied for with the local water supplier, Anglian Water, for the site. The supplier has carried out their infrastructure study and have confirmed that there is adequate capacity within the local network for the new development.

The supply shall enter the building within the attached plantroom, with an individually sub-metered supply serving each property after the landlord’s meter.

The supply shall be buried below ground and the point of connection shall be made in the highway, external to the site.

The majority of the buried services shall be in soft dig ground, reducing the need for disposal of waste caused by excavation of hard ground, and reducing the noise impact and vehicle traffic from these works.
3.00 INCORPORATION OF UTILITY COMPANY REQUIREMENTS

The utilities companies have not requested any specialist requirements, such as substations, as part of their quotation.

As the scheme develops, any changes to specialist requirements shall be incorporated with consideration to location, aesthetics and disturbance from noise and pollution.
4.00 SERVICE ROUTES

The Water and Electricity supplies shall enter the building within the attached plantroom, with an individually sub-metered supply serving each property after the landlord’s meter. This shall route through the building into the kitchen of each property.

Externally, the supplies shall be buried below ground and the point of connections shall be made in the highway, external to the site.

The majority of the buried services shall be in soft dig ground, reducing the need for disposal of waste caused by excavation of hard ground, and reducing the noise impact and vehicle traffic from these works.

Routes shall avoid existing flora to minimise the negative environmental impact.