



Utility Solutions

Feasibility Report

Site Address: Exeter Royal Academy of Deaf Education 50 Topsham Road Exeter EX2 4NF
Name of Client: Acorn Property Group
Category of Site: 169 houses and apartments 68 Care home units and 55 assisted living units

Electricity – Western Power Distribution

Plans

We have obtained a copy of Western Power Distribution electricity plans there appears to be underground HV (11Kv) Cables in the road and in the pavements of Topsham Road and also going into the site and across the entrance at present.

Budget Quotation

We have obtained a budget quotation from Western Power Distribution to serve the site and their estimated cost is in the region of £67,658.57 (excluding of VAT).

Gas

Plans

We have obtained a copy of Wales and West gas plans and there appears to be no Gas apparatus within the site there is a Low Pressure Mains in Topsham Road and also along the North East side of your development.

Murphy's

We have contacted Murphy's they have advised that in this instance they would be unable to provide a competitive quotation due to the geographical location of the development.

Fulcrum

We have obtained a budget quotation from Fulcrum to server the site and their estimated cost is in the region of £42,325.00 (excluding VAT), this is to Supply up to the Emergency Control Valve (ECV) and Meter Installation.

Duel Fuel – GTC

We have obtained a budget quotation from GTC to server the site and their estimated cost is in the region of £82,119.07 to provide both Gas and Electricity to the site.

Power On Connections

We have contacted Power On Connections who advised that due to GTC quoting for the site they would not be able quote on this occasion.



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Water – South West Water

Plans

We have obtained an existing water plan from South West Water and upon inspection of these plans there appears to be no apparatus with in your development. There is a Distribution Water pipe hat at present runs across the site entrance of the Royal Deaf Academy and also in what appears to be the pavement before the site entrance and after it.

Developer Capacity Check:

We have obtained a Development Capacity Enquiry from South West Water to serve the site they would require the installation of off-site water mains from their 4" Clean Water Mains located in Topsham Road. They have enclosed a plan to show the location of the water mains in the vicinity of the site.

Sewerage – South West Water

We have obtained an existing sewerage plan from South West Water and upon inspection of these plans there appears to be no apparatus near or within in your development that would be affected.

Telecoms – BT

Plans

We have obtained an existing BT plan and on examination it would appear that there are is underground apparatus, split coupling, DP and joint boxes in and on the outskirts off the development that maybe effected by your development.

BT does not usually charge for new connections and I see no reason for this to change on this project.

Broadband

Hyperoptics

We have contacted Hyperoptics who advised they are not able to provide a service in this area.

Cable & Wireless

Cable & Wireless have responded to inform us that Vodafone: Fixed does have apparatus within the vicinity of your proposed works. On closer inspection the apparatus is not in your site but is in Topsham Road and runs across the existing site entrance of the Deaf Academy.



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Turner & Townsend

We have received a response from MBNL informing us that they do not have any plant that would be affected by the proposed work.

Turner & Townsend Project Management are appointed on behalf of MBNL to conduct Plant (apparatus) Searches in accordance with the relevant NRSWA Act 1991- Diversionary Works legislation. These searches considered plant belonging to EE (T-Mobile and Orange sites) and the HG3 mobile telecommunication networks.

Linesearch

We have had a response from Linesearch who act on behalf of 30 different companies who have indicated that Western Power Distribution have apparatus within the zone of interest. Details of Western Power Distribution's apparatus has been stated above.