Free Wharf
L210230

**Response to Planning Condition 12**

On behalf of HGC

| Job No: L210230 | | Date of Issue: 04.07.21 |
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**FOREWORD**

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**Planning Condition 12**

No below ground work, apart from the Enabling Works shall take place until the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

1. Details which identify the supply of all space heating and hot water.
2. Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to a future heat network.
3. Details of a safeguarded pipe run into, though, and out of the site to connect the plant rooms with the proposed heat network.
4. A strategy to facilitate the connection of the network to the development; and
5. A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, SHN, lay underground infrastructure within the roads, footpaths, open space and public areas of the development, and carry out repair and maintenance work to any heat network infrastructure.

Reason: To enable the delivery and operation of the planned Shoreham Heat Network having regard to Policies 8 and 19 of the Adur Local Plan and Policy SH1 of the Shoreham Harbour Joint Area Action Plan.

1. **Details which identify the supply of all space heating and hot water**

Current proposed strategy for all space heating and hot water to flats as per Stage 3 Energy Strategy, where electric boilers will provide heating and hot water to flats. Provisional LTHW pipework will be installed within all risers ready for HIUs to be installed once connection to the SHN has been completed.

2. **Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/ or other plant, required for future connection to a future heat network.**

Phase 1 will comprise Block H and Block G&G1. Approximately 10mx8m plant space has been allocated within Block H for the installation of future plant equipment to connect the SHN.

The Thermal Substation will be located adjacent to an external façade, complete with louvred double doors to provide natural ventilation to the plantroom. Locating the Thermal Substation on the ground floor with direct road access will ensure ease of access and maintenance.



*IM.01: Proposed incoming SHN routes, GA as per Alan Camp Architects sketch issued 30.06.21*

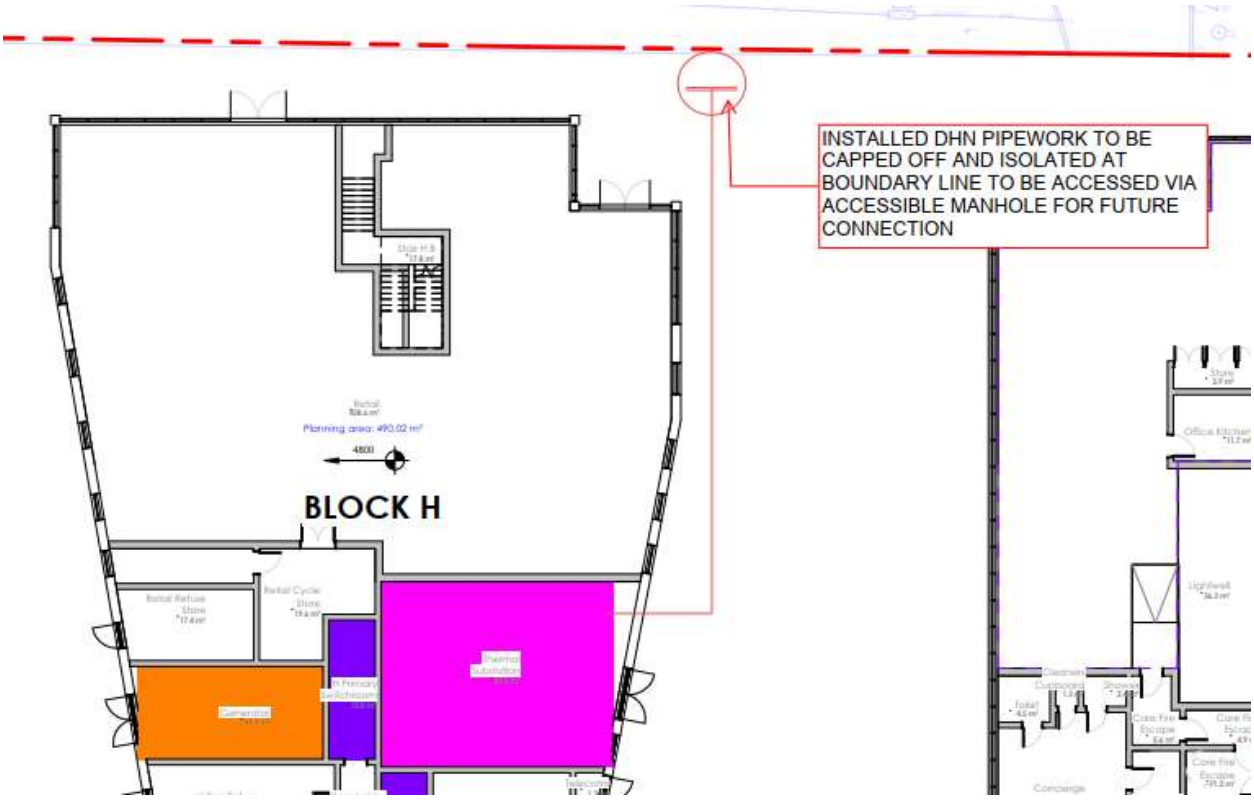
As per the Stage 3 package, a dedicated riser has been provided at the back of each flats utility room, which will be accessible via the corridors for the HIUs to be retrofitted once the district heating network (DHN) has been installed.

3. **Details of a safeguarded pipe run into, though, and out of the site to connect the plant rooms with the proposed heat network.**

The future SHN will run via Brighton Road. This is where we will make connection to serve Free Wharf, Phase 1. Please see image IM.01 above for two options currently proposed for the SHN connection points and route through the site.

4. **A strategy to facilitate the connection of the network to the development**

The DH pipework will be installed and capped off, complete with isolation valves by the boundary line and made accessible via an accessible chamber and manhole for the future SHN connection.




*IM.02: Proposed connection point to future network, GA as per Alan Camp Architects sketch issued 30.06.21*

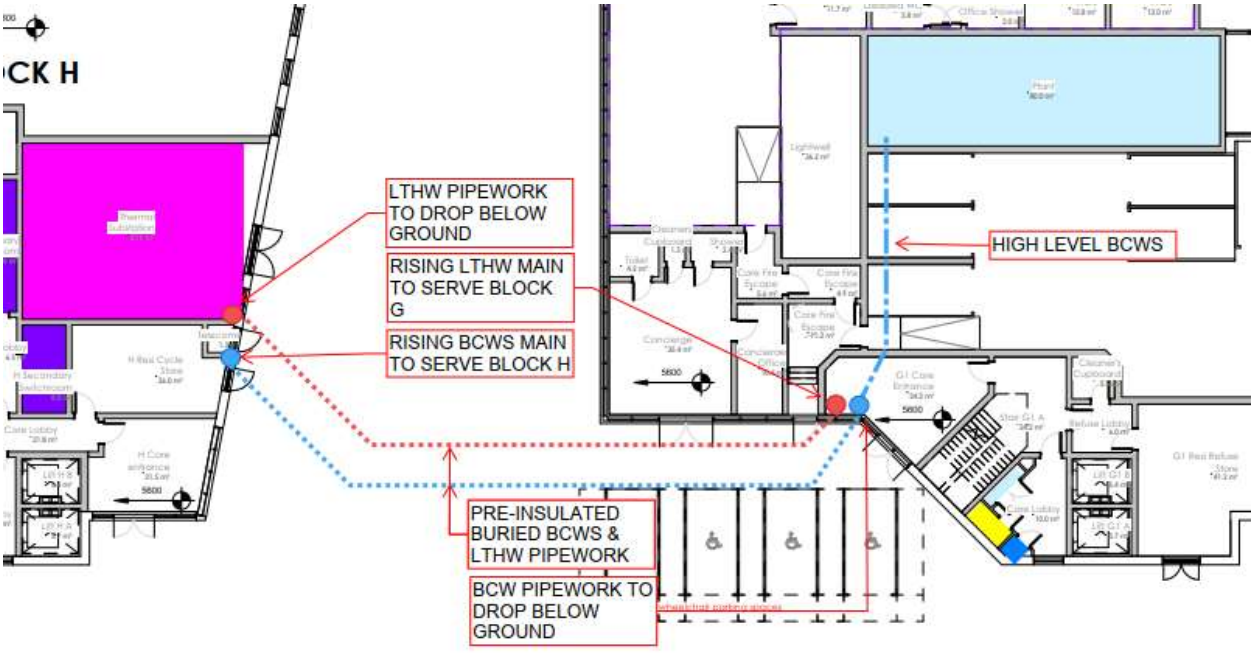
5. **A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, open space and public areas of the development, and carry out repair and maintenance work to any heat network infrastructure**

The Thermal Substation are to be located on the ground floor with direct road access for ease of access and maintenance. Infrastructure to be installed as part of the phase one works to avoid prolonged periods of disruption to residents.

The infrastructure shall comprise below ground pipework and high level LTHW pipework.
The below ground pipework shall be installed as per the routes shown in IM.01 capped off with isolation valves within the Thermal Substation and road (to be accessible via a chamber) ready for connection to the DHN. This avoids disruption to the main road entrance into the site.

Additional pre-insulated pipework will need to be buried to link Block H and Block G. The pre-insulated pipework shall be installed and capped off as per IMG02.

LTHW pipework to be installed at high level from proposed Thermal Substation location and capped off with isolation points at the base of each riser, as a result, reducing opening up ceilings at ground floor level. This reduces the disruption to the residents and minimises any health and safety risks. Please refer to Couch Perry Wilkes' Stage 3 package for provisional ground floor LTHW routes and riser points.




*IM.03: Proposed LTHW & BCWS routes, GA as per Alan Camp Architects sketch issued 30.06.21*