

4.0 Energy Infrastructure

The buildings have been designed with the following incoming utilities and incomers and the contractor shall be responsible for all costs arising from their involvement in arranging and providing the supplies and utilities listed in this section and that all of the Statutory and Service Authorities are included:

Building 3 (Phase 1):

Takes electricity, district heating and boosted water supplies via building 2A. Incoming BT cables and cable TV.

Building 2 (Phase 2):

Block 3 (phase 2) has its own independent services and infrastructure which will be constructed during this phase. Heating is via the local gas boilers. Electrical power will be via utility connection directly, water is utility into a boosted water tank, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

Building 2A (Phase 3):

Forms the energy centre for the southern development buildings. Incoming gas supplies the energy centre and district heating is then distributed to buildings 2A, building 2 and Ashley B. Incoming Water provides water for building 2, 2A and Ashley B. Incoming electricity via utility to an Incoming BT cables and cable TV.

Commercial:

There are several future spaces commercial spaces located in each buildings have a number of spaces that can be fitted out at a later stage, under a different tender and contract. The M&E services strategy for supplies the commercial spaces is to supply district heating pipes capped off to the southern building commercial spaces, supplemented by direct utility ducting for future connections, as follows:

Building 2 part of phase 1 consists of a ground floor commercial unit (proposed as a nursery) – heating is via the district heating network. Electrical power is fed from Building 2A landlords board, terminating in local isolator, water via local network, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

Building 2A part of phase 3 has its heating via connection to the district heating network / energy centre. Electrical power will be via utility connection directly, water is utility into a boosted water tank, future air conditioning, if required by local plant at ground floor within the unit. Incoming BT and Virgin ducts will be provided.

4.0 Energy Infrastructure

Below is a drawing showing the phases of the DEN infrastructure works, these phases do not relate to the phasing of the development.

The majority of the DEN works will be complete before commencement of the first phase of the actual development, but the final two phases of the DEN connection will take place during Phases 2 and 3 of the development.



Not to scale

5.0 Principles of Waste & Servicing

Appropriate refuse space is provided for each block and each block has an entrance from which it can be serviced.

Blocks do not need to rely on the bin stores of other blocks to meet refuse storage demands. As such, refuse storage will be provided on a phase by phase basis.



-  Commercial Refuse Store
-  Residential Refuse Store
-  Refuse/Emergency Access only
-  Refuse Access Route

Not to scale

5.0 Principles of Waste & Servicing

Delivery and Servicing Strategy



- Vehicle Route
- Entrance
- Service/Loading Bay

Not to scale

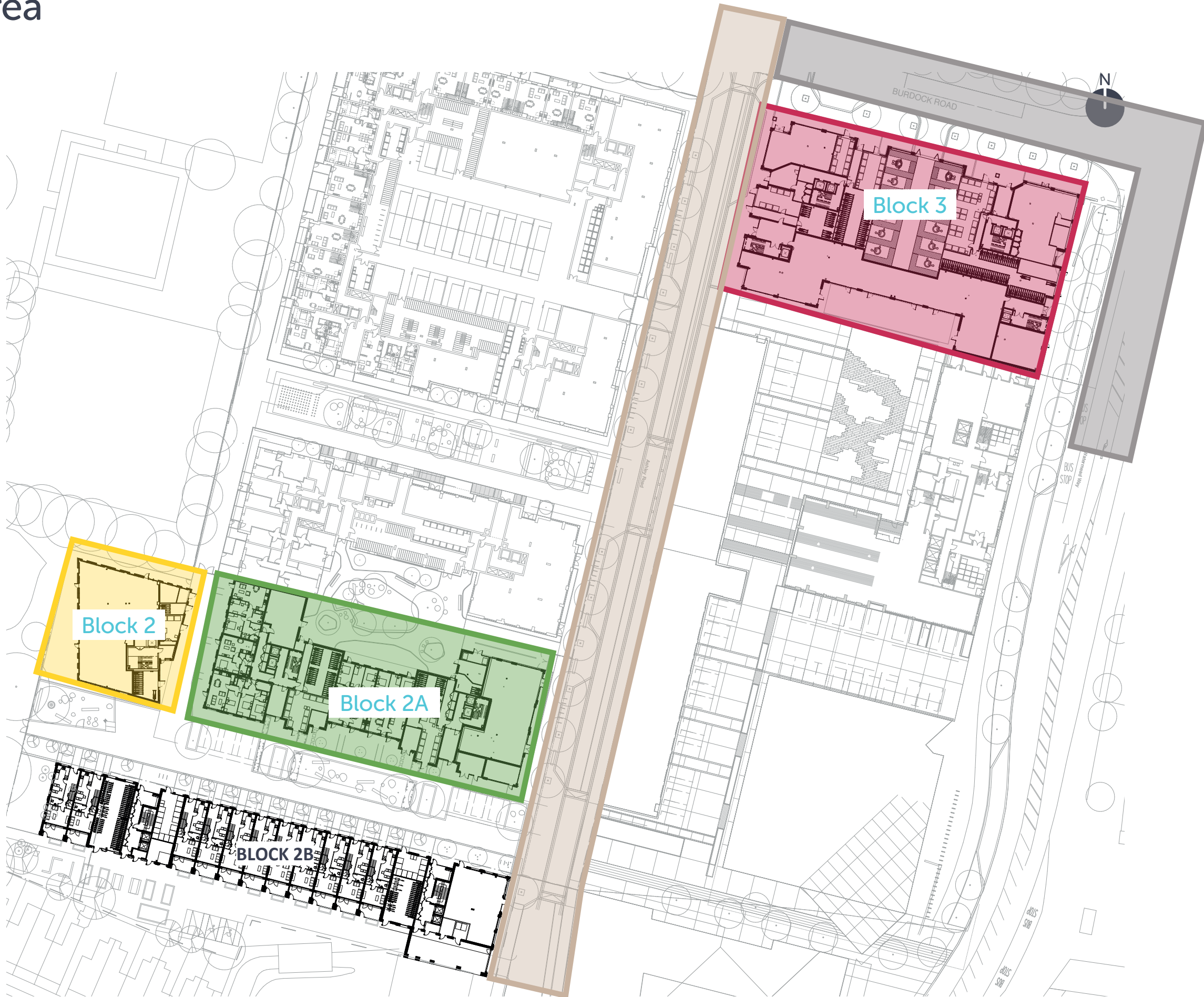
6.0 CIL Chargeable Area

Condition 3 requires the chargeable development for each phase to be identified for the purposes of CIL. Each construction phase (in this case, comprising an individual block) is a chargeable development against which CIL will be levied.

The phasing plan therefore identifies the chargeable development phases.

Calculation of the CIL for each chargeable area identified is the responsibility of the collecting authority.

Phase No.	Block	Development Start	Occupation Start
1	Block 3	23 Jun 2023	03 Sep 2024
2	Block 2	23 Jun 2023	25 Nov 2025
3	Block 2A	22 Aug 2023	01 Jun 2025
4	Ashley Road highway works		
5	Burdock Road highway works		



Ashley Park (Block 2B) is shown for illustrative purposes only and was approved under a separate planning application

Not to scale



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