

2026

re:shape

Utilities Strategy

Ashley Park





Ashley Park – Tottenham Hale

Utilities Strategy

Prepared for Stage 2 Planning

Issue P02 – 26 August 2026

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Prepared For:

re:shape

MEIN-HARDT

ASHLEY PARK – TOTTENHAM HALE

UTILITIES STRATEGY

PREPARED FOR STAGE 2 PLANNING

Quality Assurance Page

Issue	Date	Prepared By	Checked By	Approved By	Remarks
P01	07/08/26	M. Cohen D. Lyczba	M. Robertson	D. Woods	Draft issue for Stage 2 works
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1 Executive Summary

Meinhardt (UK) Ltd has been commissioned by Re;shape T Ltd (Re:shape) to undertake a utilities assessment for the redevelopment of the former Ashley House site, Ashley Road, Tottenham Hale, in the London Borough of Haringey. This report supports the RIBA Stage 2 design and the forthcoming planning application.

The report sets out the known public utilities on and around the site, the applications made to date, and the constraints that affect the delivery of new connections. It demonstrates that the proposed development can be supplied with electricity, potable water, telecommunications and foul and surface water drainage, and that no gas connection is required because the scheme is all-electric.

The site was cleared in 2023 and is now vacant, which removes the phased-vacation and temporary supply constraints that normally govern a brownfield utilities programme. Two live legacy assets remain: a free-standing UKPN network substation on the Ashley Road frontage and an Openreach service entering the site. Both require formal disconnection and removal before construction.

The single most significant constraint is electrical capacity. The UKPN budget estimate confirms that supplying the development requires a new circuit breaker at Penshurst Road Primary — currently scheduled for commissioning in Q4 2028 — together with a new HV feeder to Pembury Road and the conversion of Pembury Road substation into a ring. The connection programme must be aligned to that date, and it is recommended that a formal connection offer is sought early and that IDNO alternatives are approached in parallel.

Service	Existing position	Proposed position and key constraints
Electricity	UKPN high and low voltage apparatus runs within Ashley Road. A free-standing UKPN network substation stands on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road. Both served the former Ashley House buildings.	Budget estimate 8500384487 received from UKPN. Supplies to be provided by 3 no. new on-site substations ringed into the existing HV circuit in Ashley Road; the existing substation is to be decommissioned and removed. Capacity is dependent on a new circuit breaker at Penshurst Road Primary, currently scheduled for commissioning in Q4 2028, and on a new HV feeder to Pembury Road. This is the critical programme constraint for the development.
Potable water	Thames Water mains are recorded within Ashley Road, including a 6 in. main and a 4 in. fire main. No existing supplies are to be retained.	Application DS2041907 made to Thames Water for 608 dwellings, 3 commercial units, 3 landlord supplies and 3 firefighting supplies. Design fee paid (invoice CBO2600812). Seven connection points are proposed from Ashley Road, sized on tank refill rates rather than instantaneous demand. Point of connection and available mains pressure to be confirmed by Thames Water.
Foul and surface water	300 mm foul and surface water sewers are recorded within Ashley Road, both Thames Water assets.	Foul drainage to discharge to the public sewer. The surface water discharge strategy is to be developed through the drainage strategy in accordance with the SuDS hierarchy and agreed with the Lead Local Flood Authority. A Thames Water pre-development enquiry and subsequent Section 106 connection application will be required.
Communications	Openreach ducts and chambers run within Ashley Road, with an existing service entering the site. Apparatus is also recorded for Virgin Media, Zayo, Neos and Arelion in the vicinity, and O2, Vodafone and CTIL masts are mounted on the adjacent Berol House.	The existing Openreach service is to be disconnected back to the point of connection. New FTTP connections are to be made to dedicated ground floor comms rooms in each block; Openreach site references L.TOT.04.G (Block A) and L.TOT.01.F (Block B) have been allocated. No diversions are anticipated.

Service	Existing position	Proposed position and key constraints
Gas	A 125 mm PE low pressure main is recorded within Ashley Road, with low pressure apparatus also recorded to Last Mile and Fulcrum in the vicinity.	The development is all-electric and no new gas connection is required. No diversion is anticipated as the main lies within the highway. Any live service remaining to the demolished buildings is to be capped and disconnected by Cadent.

Table 1: Summary of the utilities position

2 Introduction

This Utilities Strategy is prepared to support the RIBA Stage 2 works by Re:shape T Ltd (Re:shape) for the redevelopment of the former Ashley House site at Ashley Road, Tottenham Hale. It sets out the availability of electricity, potable water, drainage and communication services to the site, the requirements for services to be retained, diverted or disconnected, and the provision required for temporary supplies during construction.

The information and strategies in this report are intended to highlight the issues and the requirements for the site as a whole, and to allow the utilities programme to be planned against the construction programme. It should be read alongside the MHT Stage 2 Report (AHCF-MHT-XX-XX-T-Z-00001), which covers the building services design, and the drainage strategy prepared by the Civil Engineer.

Existing utility information in this report is based on a PAS 128 Quality Level D desktop record search (drawing reference PEM/612259, dated 8 May 2026) and on asset records provided by the statutory undertakers. Record information is indicative only. The actual position, depth and status of all apparatus must be verified on site by trial hole and detection survey before any excavation is undertaken.

3 Site Description and Context

The site extends to approximately 0.7 hectares of vacant brownfield land on the western side of Ashley Road, Tottenham Hale, London N17 9LZ. The former Ashley House buildings were demolished in August 2023 and the site is currently cleared and unoccupied.

The site is bounded by Ashley Road to the east, Down Lane Park to the west and north-west, commercial and residential buildings to the north, and residential development fronting Hale Road to the south. The site lies approximately 200m northwest of Tottenham Hale station. The adjacent Cannon Factory plot is the subject of a separate submission and is not covered by this report.

All public utility apparatus serving the site is located within Ashley Road, and all new connections are therefore proposed from the Ashley Road frontage. There is no utility apparatus within the western or southern boundaries of the site.

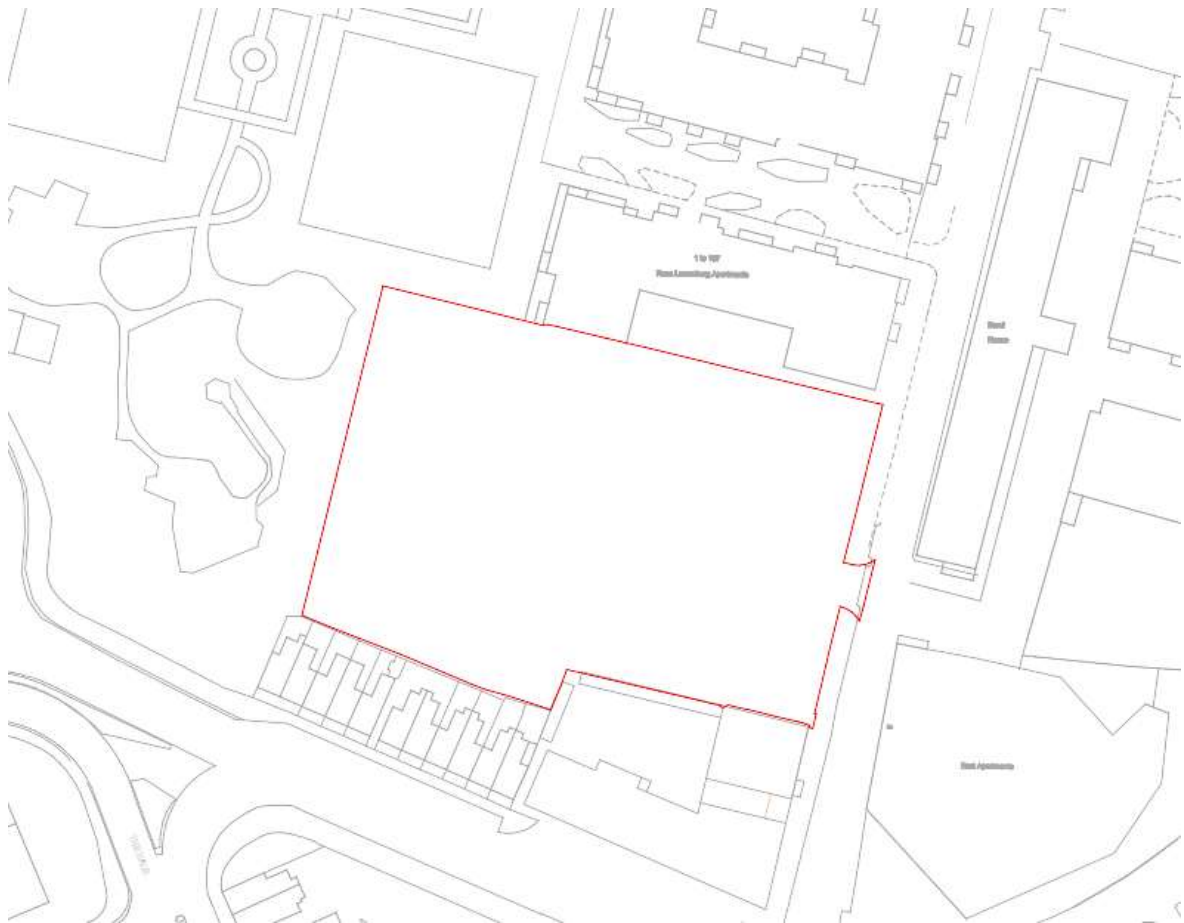


Figure 2-1: Site location and application boundary

4 Roles and Responsibilities

This section describes the roles and responsibilities of the parties involved in the utilities works for the development.

Utility	Incumbent undertaker	Role
Electricity	UK Power Networks (Eastern Power Networks plc)	Distribution network operator for the area. Controls the point of connection, diversion, disconnection and asset protection requirements for existing apparatus.
Potable water	Thames Water Utilities Ltd	Water undertaker. Controls new connections, mains laying, diversions and disconnections.
Foul and surface water	Thames Water Utilities Ltd	Sewerage undertaker. Controls sewer connections under Section 106 and build-over/near-to agreements.
Gas	Cadent Gas	Gas transporter for the area. Controls disconnection of the existing service and any works to the main in Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum.
Communications	BT Openreach (and alternative providers)	Openreach is the incumbent. Virgin Media, Zayo, Neos and Arelion apparatus is also recorded in the vicinity and alternative providers may be appointed.

Table 2: Incumbent statutory undertakers

These undertakers are responsible for the existing public utility networks in the area and therefore control the relevant connection, diversion, disconnection and asset protection requirements for the scheme.

Alternative delivery routes may also be considered through an Independent Distribution Network Operator (IDNO) for electricity, or a New Appointment and Variation (NAV) or multi-utility provider for adoptable on-site water networks. Under these routes a licensed third party designs, installs, funds and adopts the new utility infrastructure from the agreed point of connection, which can provide a more commercial and better coordinated delivery route for the development.

While an IDNO, NAV or multi-utility provider may be used to design, install and adopt the new on-site infrastructure from the agreed point of connection, they would not typically carry out disconnections, diversions or alterations to existing incumbent network assets, which remain under the control of the relevant statutory undertaker. For Ashley Park those works — principally the removal of the existing UKPN substation and the Openreach cease — sit with UKPN and Openreach respectively.

5 Utility Applications and Status Tracker

The following tracker records the applications made to date, their current position and the actions required to progress them. It is intended to be maintained as a live document through Stage 3 and to support the cost plan for the utilities works.

Service	Supplier	Reference	Date	Current position	Action required	Action by
Electricity — new connection	UK Power Networks	8500384487 / QID 3000059603	02.07.26 raised 15.07.26 budget estimate	Budget estimate received. £1,500,000 excl. VAT with the point of connection at the primary substation. Not an offer and reserves no capacity.	Apply for a formal Connection Offer. Confirm the reinforcement programme and the Penshurst Road Primary commissioning date.	MHT / Re:shape
Electricity — IDNO option	To be appointed	—	—	Not yet approached. An IDNO route may offer a more commercial and better coordinated delivery route and asset value.	Approach at least two IDNOs for competitive quotations against the UKPN offer.	MHT / Re:shape
Electricity — disconnection	UK Power Networks	—	—	Existing on-site network substation and low voltage service require decommissioning and removal.	Raise a disconnection application once the site is fully vacated and the demolition programme is confirmed.	MHT / Contractor
Electricity — builders supply	UK Power Networks / IDNO	—	—	Not yet applied for.	Confirm the temporary construction load with the Contractor and apply for a builders work supply.	Contractor
Potable water — new connection	Thames Water	DS2041907	07.07.26 applied 15.07.26 design quote	Application submitted for 608 dwellings, 3 commercial, 3 landlord and 3 firefighting supplies. Design fee invoiced (CBO2600812, £34,175 excl. VAT) and paid.	Await the Thames Water design. Confirm the point of connection, available pressure and the requirement for on-site mains laying.	MHT / Thames Water
Potable water — NAV option	To be appointed	—	—	Not yet approached.	Consider a NAV or multi-utility provider alongside the electricity connection for a single coordinated delivery route.	Re:shape
Foul and surface water	Thames Water	—	—	No application made. Sewers recorded within Ashley Road. Refer to Civil Engineer Report.	Submit a pre-development enquiry, then a Section 106 sewer connection application once the drainage strategy is fixed. Refer to Civil Engineer Report.	MHT / Civils
Communications	BT Openreach	L.TOT.04.G (Block A) L.TOT.01.F (Block B)	17.07.26	Site references allocated. Floor plans and schedules of accommodation issued to Openreach.	Progress the new sites applications and agree duct entry positions and chamber locations with the Contractor.	MHT / Re:shape
Communications — disconnection	BT Openreach	—	—	Existing service into the site to be removed back to the point of connection.	Raise a cease and removal request once the site is vacated.	Contractor
Gas — new connection	Not applicable	—	—	The development is all-electric. No new gas connection is required.	None.	—
Gas — disconnection	Cadent Gas	—	—	Status of any residual service to the demolished buildings is unconfirmed.	Raise a disconnection enquiry with Cadent to confirm that the service has been capped at the main.	MHT / Contractor

6 Development Proposals

The proposed development consists of two linear buildings running east to west, with a central pedestrian route between them:

- Block A, South Block — 23 storeys of shared living accommodation (Sui Generis) with communal amenity at ground floor, commercial floorspace (Class E) and community floorspace (Class F2) fronting Ashley Road. Top of building +85.475 m AOD.
- Block B, North Block — 6 storeys of affordable housing (Class C3) with commercial floorspace (Class E) at ground floor. Top of building +31.700 m AOD.

The scheme is all-electric. Heating and domestic hot water are generated by roof-mounted air source heat pumps serving low temperature hot water plant at ground floor in each block. There is no gas supply and no district or area heat network connection currently proposed. Photovoltaic arrays are provided at roof level to each block. The scheme proposes 522 shared living studios, with 53 DDA Wheelchair accessible units in Block A and 87 affordable homes in Block B.

Because the site was cleared in 2023, there is no phased vacation of existing occupiers and no requirement to maintain supplies to retained buildings. The utilities programme is therefore governed by the availability of network capacity rather than by decanting, which is unusual for a brownfield site of this type and is a significant programme benefit.

7 Existing Utilities

A PAS 128 Quality Level D record search has been undertaken across the site and the surrounding highway. The results are summarised below and the search drawing is reproduced at Appendix A.

- Electricity — UK Power Networks high voltage and low voltage cables run the full length of Ashley Road. A free-standing network substation stands on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road.
- Potable water — Thames Water mains are recorded within Ashley Road, including a 6 in. main and a 4 in. fire main, with hydrants along the frontage.
- Foul and surface water — 300 mm Thames Water foul and surface water sewers run within Ashley Road.
- Gas — a 125 mm PE low pressure main is recorded within Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum in the vicinity.
- Communications — Openreach ducts and chambers run within Ashley Road with a service entering the site. Virgin Media, Zayo, Neos and Arelion apparatus is recorded in the surrounding streets, and O2, Vodafone and CTIL masts are mounted on the adjacent Berol House.

No apparatus is recorded within the western or southern boundaries of the site. The record search is a Quality Level D desktop exercise and the position and status of all apparatus must be verified on site before excavation.



Figure 6-1: Existing utility overlay, showing the assets to be disconnected

8 Electricity Supply

8.1 Existing electricity supply

UKPN asset records identify high and low voltage cables running the length of Ashley Road. A free-standing UKPN network substation is located on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road. Both assets served the former Ashley House buildings and are now redundant.

No high voltage cable traverses the site itself, and no electrical apparatus is recorded within the western or southern site boundaries. There is therefore no requirement for a cable diversion across the site.

8.2 Works proposal and point of connection

An application was raised with UK Power Networks on 2 July 2026 under reference 8500384487, and a budget estimate was issued on 15 July 2026 under reference 8500384487 / QID 3000059603. The estimate confirms the following works are required to release the capacity for the development:

- Installation of a new circuit breaker at Penshurst Road Primary substation, which is currently scheduled for commissioning in Q4 2028;
- A new high voltage feeder to Pembury Road, and the conversion of Pembury Road substation into a ring;
- Supplies to the development provided by 3 no. new on-site substations, ringed into the existing high voltage circuit in Ashley Road; (NB: it is anticipated that 2 no. new on-site substations shall be required consisting of 1 no. 1.5 MVA substation for Block A, and 1 no. 800 kVA substation for Block B)
- Decommissioning and removal of the existing on-site substation.

The point of connection is at the primary substation and the budget estimate for the works is £1,500,000 exclusive of VAT. The estimate is a guide only: it is not an offer to provide the connection, it does not reserve capacity, and the reinforcement costs have been assessed only on a cursory basis. A formal quotation may vary considerably.

The Penshurst Road Primary commissioning date is the critical path item for the development. If energisation is required before Q4 2028, an interim connection arrangement or an alternative point of connection will need to be negotiated with UKPN, and this should be raised at the formal quotation stage.

8.3 Load assessment and new connections

The maximum demand assessment has been prepared at Stage 2 from the schedule of accommodation and the Meinhardt benchmark allowances. The following loads have been submitted in support of the UKPN application.

Load	Block A — Shared Living	Block B — Class C3
Residential	783 kVA (522 studios at 1.5 kVA ADMD)	224.50 kVA (65 no. 1–2 bed, 12 no. 3 bed, 10 no. 4 bed)
Landlord (lighting, small power, mechanical)	153.75 kVA	32.21 kVA
Lifts	126.32 kVA (6 no.)	84.21 kVA (4 no.)
Commercial (shell provision at 225 W/m ²)	52.34 kVA (221 m ²)	29.61 kVA (125 m ²)
Life safety supplies	136.84 kVA	23.16 kVA
Total maximum demand (0.5 Diversity applied to Landlord & Lifts)	1,130.41 kVA (including 4no. 7.2 kW EV)	400.32 kVA (including 5no. 7.2 kW EV)
Plus 5% spare capacity	1,186.93 kVA	420.33 kVA
Transformer requirement at 80% loading	1,483.66 kVA	525.42 kVA
Substation provision	1.5 MVA substation	800 kVA single substation
Secondary (life safety) load, generator backed	1,226.32 kVA	65.26 kVA

Table 3: Electrical maximum demand summary (MHT Peak Load Summary Rev 2)

The three on-site substations identified in the UKPN budget estimate correspond to a double substation arrangement serving Block A and a single transformer substation serving Block B. As the existing on-site substation can be decommissioned and the load does not have to be accounted for within block A, it is envisaged that the UKPN formal quotation shall allow for 1 no. single 1.5 MVA substation for Block A and 1 no. single 800 kVA substation for Block B. Each substation room is located at ground floor with direct external access, louvred doors for cross ventilation and a service trench for the incoming high voltage mains. 24-hour unobstructed access is required. LV switchrooms are located within 10 m of each substation.

UKPN will not provide a secondary life-safety supply. A diesel life-safety generator is therefore provided at roof level in each block within an acoustic enclosure, sized for the secondary loads in Table 3. For Block A the secondary load is governed by the worst-case fire scenario of the wet riser pump locked rotor current and start-up, together with the commercial sprinkler pump, smoke ventilation and three firefighting and evacuation lifts, in accordance with LPC Technical Bulletin TB210 clause 8.2.1(a).

Loads are to be reissued to UKPN once the unit quantum is fixed and the studio space heating basis is confirmed. The load assessment currently assumes heating to the studios, as per the mechanical design which provides LTHW radiators served from the air source heat pumps. Introducing electric panel heaters to studios would affect the ADMD.



Figure 7-1: Proposed substation locations and the existing free-standing substation

8.4 Diversion and easement

No high voltage or low voltage diversion is required, as no apparatus traverses the site. UKPN will require an easement in perpetuity for its cables within private land and the freehold interest in each substation site, on UKPN terms and at no charge, before any work commences. The legal transfer of the substation sites should be programmed early, as it is a common cause of delay to energisation.

8.5 Decommissioning and disconnection

The existing free-standing network substation on the Ashley Road frontage is to be decommissioned and removed by UKPN, and the low voltage service into the site is to be de-energised and the metering removed. As the site is already cleared, these works can be progressed as soon as the demolition and enabling programme is confirmed and do not need to be sequenced around occupied buildings.

The current UKPN budget estimate details the existing substation as not in use / to be decommissioned and removed. The substation was used for a temporary supply to a third-party premises, however UKPN have confirmed it no longer serves any third-party premises outside the site boundary and therefore alternative supplies will not need to be provided before it can be removed.

8.6 Temporary builders supply connections

No temporary connections are required to maintain supplies to existing occupiers, as the site is vacant. A temporary builders work supply will be required for the construction phase. The Contractor is to confirm the temporary load and the preferred location of the temporary builders supply, and an application is to be raised with UKPN or the appointed IDNO. Where practicable the temporary builders supply should be taken from one of the permanent substation positions so that it can be transferred to the permanent supply without abortive work.

8.7 Project de-risking

- Apply for a formal Connection Offer to fix the price and reserve capacity; the budget estimate does neither. As the project requires work on the UKPN HV network, there will be a fee for the

Assessment & Design Charges associated with the Connection Offer Expenses. This will need to be paid in advance of the formal quotation being issued for this project, the balance of the charge being in accordance with the quotation. UKPN are then able to undertake a technical report which considers site-specific conditions and the viability of providing a detailed budget estimate. MHT have requested details of the payment and shall forward details to relevant parties when in receipt of information.

- Obtain competitive IDNO quotations in parallel. An IDNO route may improve both the programme and the commercial position and may offer an asset value payment.
- Confirm the Penshurst Road Primary commissioning date directly with UKPN and test whether an interim supply can be provided ahead of it.
- Fix the unit quantum and reissue the load assessment before the formal application, to avoid a re-quote.
- Programme the substation land transfer and easements alongside the connection application.

9 Potable Water Supply

9.1 Existing potable water supply

Thames Water is the water undertaker for the area. Record information identifies mains within Ashley Road, including a 6 in. main and a 4 in. fire main, with hydrants along the site frontage. No mains are recorded within the site boundary and no diversion is anticipated.

The Thames Water application records that there are no existing supplies on site to be retained, reflecting the demolition of the former buildings.

9.2 New connections

An application was submitted to Thames Water on 7 July 2026 under reference DS2041907 for new connections to serve the development. The application declares 609 dwellings, 3 commercial units, 3 landlord supplies and 3 firefighting supplies, together with tenant valve assemblies, booster sets, plant rooms and heat interface units. A design quote was issued on 15 July 2026 and the design fee was invoiced on 17 July 2026 under invoice CBO2600812 at £34,175 exclusive of VAT (£41,010 including VAT), comprising the application fee, the first property design fee and 616 additional property design fees.

Seven connection points are proposed, all taken from Ashley Road. Because all cold water services are stored and boosted, the connections are sized on tank refill rate rather than on instantaneous demand, which substantially reduces the required mains capacity. Community units will be fed off the potable water bulk supplies to plant rooms.

Connection	Serving	Refill rate
Block A bulk supply	Domestic potable cold water storage and booster set	0.191 l/s
Block A combined sprinkler supply	Commercial sprinkler tank (BS EN 12845) and residential sprinkler tank (BS 9251)	2.14 l/s
Block A wet riser supply	Wet riser tank (BS 9990)	0.98 l/s
Block B bulk supply	Combined domestic cold water and residential sprinkler tank.	0.26 l/s
Commercial supplies (3 no.)	Dedicated metered supplies to each commercial unit.	Tenant demand, capped provision

Table 4: Proposed potable water connections and refill rates



Figure 8-1: Proposed water connection points and refill rates

9.3 Diversion, easement and disconnection

No diversion is required, as the existing mains lie within the highway and no Thames Water apparatus is recorded within the site. Any residual services to the demolished buildings are to be confirmed as capped at the main; where they remain live, disconnection applications are to be raised with Thames Water.

9.4 Temporary and builders work supply connections

No temporary supplies are required to serve existing occupiers. A temporary builders water supply will be required and should be taken from a new metered standpipe connection in Ashley Road, applied for by the Contractor. Where practicable this should be positioned so that it can be converted to a permanent supply.

9.5 Project de-risking

- Confirm the point of connection and the available mains pressure and flow with Thames Water, and verify by hydrant flow test before the booster sets are sized.
- Fix the sprinkler hazard classification with the Fire Engineer and the Sprinkler Specialist, as the OH3 assumption drives both the tank volume and the 2.14 l/s refill rate.
- Update the application to the final dwelling count; the design fee is charged per property and a material change will require a revised quotation.
- Consider a NAV or multi-utility provider for the on-site network alongside the electricity connection.

10 Foul and Surface Water Drainage

10.1 Existing drainage

Thames Water is the sewerage undertaker for the area. Record information identifies 300 mm foul and surface water sewers running within Ashley Road along the site frontage. The former buildings discharged to these sewers.

10.2 Proposed connections

Foul drainage from the development will discharge by gravity to the public foul sewer in Ashley Road. The surface water discharge strategy is being developed by the Civil Engineer in accordance with the SuDS hierarchy and the London Plan, and will be agreed with the Lead Local Flood Authority and Thames Water. Attenuation and flow control will be required to achieve the discharge rate agreed with the LLFA. For details of pre-development enquiry, refer to civil engineering report.

11 Communication Services

11.1 Existing communication services

Openreach record information identifies ducts and chambers running within Ashley Road, with a service entering the site to serve the former buildings. Apparatus is also recorded in the surrounding streets for Virgin Media, Zayo, Neos and Arelion. Telecommunications masts operated by O2, Vodafone and CTIL are mounted on the adjacent Berol House.

11.2 Disconnections and diversions

The existing Openreach service within the site boundary is to be removed back to the point of connection in Ashley Road. No diversions are required, as all other apparatus lies within the highway.

The masts on the adjacent Berol House are to be reviewed against the construction methodology. Crane oversail, scaffolding and the completed building massing may require consultation with the operators, and any agreement is likely to have a long lead-in.

11.3 Works proposals

New fibre to the premises connections are proposed to dedicated ground floor communications rooms in each block, positioned adjacent to the site boundary to allow a direct incoming connection. Openreach has allocated site references L.TOT.04.G for Block A and L.TOT.01.F for Block B, and floor plans and schedules of accommodation have been issued to Openreach for both blocks.

Below-ground ducts and an external meet-me chamber are to be provided to accommodate multiple providers, so that the development is not tied to a single operator. The existing network in Ashley Road is understood to have sufficient capacity to serve the development without reinforcement.

11.4 Project de-risking

- Progress the Openreach new sites applications and agree the duct entry positions and chamber locations with the Contractor before the ground floor slab is fixed.
- Confirm the number of providers to be accommodated and size the incoming duct bank accordingly.
- Raise the cease and removal request for the existing service.
- Apply for alternative service providers such as HyperOptic and Virgin media.

12 Gas Supply

12.1 Existing gas supply

A 125 mm PE low pressure gas main operated by Cadent Gas is recorded within Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum in the vicinity. A service is understood to have served the former Ashley House buildings.

12.2 New connections

The development is all-electric. Heating and domestic hot water are provided by air source heat pumps and there is no gas-fired plant. No new gas connection is required for the development.

12.3 Diversion and disconnection

No diversion is required, as the main lies within the highway and does not cross the site. Any residual service to the demolished buildings is to be confirmed as capped at the main.

A disconnection enquiry is to be raised with Cadent to confirm the status of the former service and to obtain a quotation for any capping or removal works required.

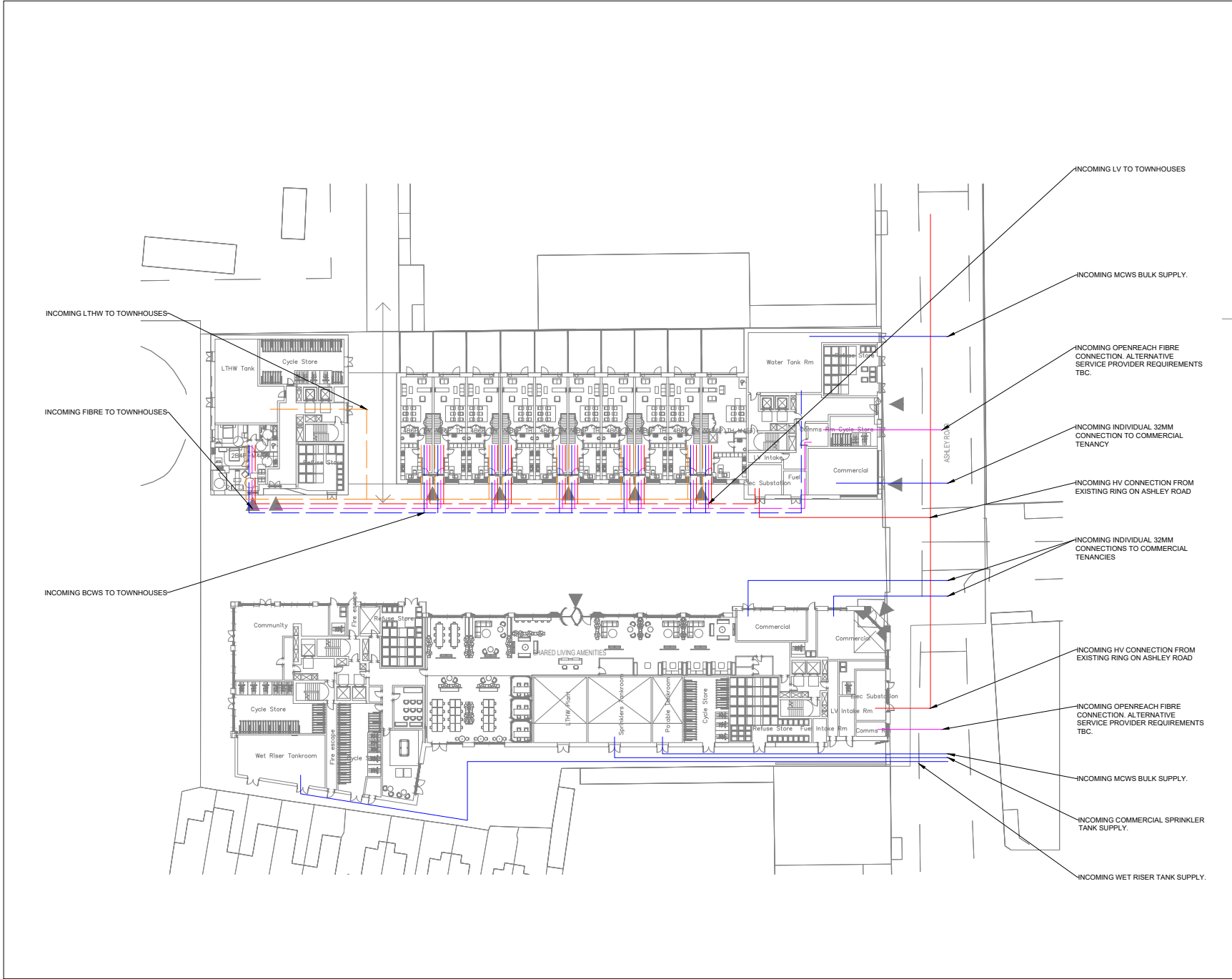
13 Programme and Recommendations

The utilities position is well advanced for Stage 2: applications have been made for both the electricity and water connections, and the Openreach sites have been registered. The following actions are recommended to secure the position ahead of Stage 3, falling outside the Planning application determination process at this time.

- Apply for a formal UKPN Connection Offer and obtain competitive IDNO quotations in parallel. This is the single highest-value action, both commercially and for programme certainty.
- Establish with UKPN whether a supply can be released ahead of the Penshurst Road Primary circuit breaker commissioning in Q4 2028, and what interim arrangement would be available if not.
- Raise all applicable disconnection applications with the relevant authorities, timed to the demolition and enabling works programme.
- Programme the substation land transfer and easements early, as these routinely delay energisation.
- Confirm the temporary builders supply requirements with the Contractor and apply in good time, allowing for the standard connection lead-in periods.

Appendix A – Existing Utility Record Drawing

Appendix B – Utility Connection Plan



 10 Aldington Street, London E20 1AL Tel: +44 (0)20 7501 7000 www.meinhardt.co.uk		
PROJECT ASHLEY PARK		
CLIENT RE:SHAPE		
TITLE INCOMING UTILITIES		
MEP SKETCH		
PROJECT NO. 26128	DRAWN MC	CHECKED MR
	DATE 28/08/2026	APPROVED DW
CONTRACT NO. ACHF-MHT-ZZ-00-SK-Z-00007	REVISION P01	

Appendix C – Utility Applications and Quotations

The following documents are appended under separate cover. Refer to the project Statutory Authorities folders for the full correspondence.

- UK Power Networks — application acknowledgement, reference 8500384487, 2 July 2026.
- UK Power Networks — budget estimate, reference 8500384487 / QID 3000059603, 15 July 2026.
- UK Power Networks — Disconnection budget estimate, reference 8500387932 / QID 3500254553, 17 August 2026.
- Thames Water — new water connection application DS2041907, 7 July 2026.
- Thames Water — design quote DS2041907, 15 July 2026.
- Thames Water — design fee invoice CBO2600812, 17 July 2026.
- BT Openreach — new sites submissions, L.TOT.04.G (Block A) and L.TOT.01.F (Block B).
- Premier Energy — PAS 128 QL-D utility record search, PEM/612259, 8 May 2026.
- MHT — Ashley Park Peak Load Summary Rev 1.

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1, London Wall
London
EC2Y 5EA

Date: 17 August 2026

Our Ref: 8500387932 / QID 3500254553

Dear Mr. Cohen

Site Address: (Sub Dis) Ashley Road, London, N17 9LZ

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Estimate as "UK Power Networks". Thank you for your recent enquiry regarding the above site. I am pleased to be able to provide you with an Estimate to carry out the works requested.

The Works will:
Disconnection and removal of Ashley Road substation.

How much is it going to cost?

UK Power Networks carries out all of the requested DNO Works

Price excluding VAT

£30,777.11

Price including VAT

£36,932.52

Please note that the Price is an estimate and UK Power Networks reserves the right to vary the Price to cover the Costs of the work it carries out to deliver the diversion of its Distribution System. If the work carried out to divert the DNO's Distribution System differs in any way from the work proposed in this Estimate, the Price and the completion date may change.

I have enclosed drawing number 8500387932 which shows the approximate position of UK Power Networks' existing Electric Lines and Electrical Plant in the area affected by your proposed work. On this drawing I have shown my proposals for the alterations that I presently believe to be necessary to UK Power Networks' Electric Lines and/or Electrical Plant.

Terms and Conditions

This Estimate is subject to version 7 (September 2016) of our **Terms and Conditions For Connection and Diversionary Works** (the "Terms and Conditions") which you can view or download [here](#). Alternatively, please let me know if you would like me to send you a copy in the post. The Terms and Conditions create legally binding obligations, so it is important that you take the time to read and understand them. The **bold** text in the Terms and Conditions show particularly important provisions such as the circumstances when the Price may change, and the caps on UK Power Networks' liability. They also contain definitions of terms used in this document and in the linked pages on our website that you may find helpful.

What you need to do next

Before you decide to proceed it is really important that you take note of our **Terms and Conditions**, any **special conditions** detailed below and the details in **Your Information Pack** which includes information contained within the hyperlinked text, all of which constitute your Estimate.

If you would like to accept this Estimate you will need to ensure that the requested payment is in our bank account in full and cleared funds and that we have received your signed Acceptance Form from section 5 below by 5pm on 13 February 2027

Special Conditions

This offer is subject to the following:-

For substations and HV cables, use of an approved panel solicitor to complete the associated legal consents for UK Power Networks.

Existing cables being able to be identified at or near the jointing location. If this is not possible then we will need to excavate a trench to a known service cable location in order to complete these works. This will require a variation. The point of connection will be as shown on the included proposal plan. If additional works are required due to unsuitable ground conditions or service congestion then the additional cost will be cared via a variation.

You are under an obligation to provide the required Planning Permissions (if applicable) for Your Works, associated plans, reports and documents with the Planning Permission (for example landscaping plans) and to keep the DNO informed of any changes to the same throughout the Works.

We have not allowed for any additional costs associated with out of hours works, special reinstatement, additional traffic management costs or other conditions may be due.

We have not made any provision for the following: concrete, rock, underground structures, tree roots, culverts, ancient monuments, environmentally sensitive areas (e.g. SSSI), archeologically sensitive areas, UXO or water courses / flooding and the like, dewatering or pumping.

We have not included for any costs in association with dealing with any Gas / Electric / Oil mains in the vicinity of the works.

We have not included any specialist road or footway finishes reinstatement or any lines or markings.

We have not included any provision for work in contaminated land or for disposal of contaminated waste.

We have made no allowance for the location and repair of any existing land drains encountered whilst excavating along the cable trench route.

We have assumed that access to the site will be suitable for heavy vehicles.

We have not included for any ecological or environmental impacts or aspects.

We have assumed any site inductions will be no longer than 1 hour.

We have not included any provisions for any temporary roads or access requirements.

We have not included for any tree clearance.

This quotation allows for the crossing 3rd party land only where we have identified it.

Where there is 3rd party land along the route you may be required to obtain an agreement in principle from the landowner in order for us to proceed.

The route chosen is based on the shortest distance from the point of connection to the development site. The local authority may insist on a different route.

Due to the new Street Works UK Excavated Waste Protocol, if the excavated ground associated with your project is deemed to be contaminated following testing, there may be an additional charge due to the method required to dispose of the contaminated material.

If any additional works are required that have not been allowed for in this quotation then additional costs will be due.

Cancellations and refunds

If you wish to cancel these works after payment please send an e-mail to steve.mills@ukpowernetworks and your allocated field engineer. We will look to refund your payment less the Assessment and design charge and any costs that we have incurred on the job up to that point.

If Your Project Falls Within the Area of a New Lane Rental Scheme

Lane Rental Schemes intended to minimise disruption for road users, allow a highway authority to charge up to £2,500 per day for works on the busiest roads at the busiest times and charges apply to works promoted by both utility companies and highway authorities. Details of existing Lane Rental Schemes already operational across London and the South-East of England, and details of any proposed new Lane Rental Schemes can be found by searching the Government's Department of Transport webpage.

All new Lane Rental Schemes must be approved by the Secretary of State for Transport before they can become operational but can be implemented with a lead time that is shorter than the validity period of UK Power Networks' Quotes. Should your job fall within an area covered by a new Lane Rental Scheme that becomes operational after the date of this Quote you will be liable to pay the Lane Rental Charges incurred during the physical delivery of your project. UK Power Networks will notify you in writing if it determines that the Works, date for completion or the Price need to be adjusted to reflect delays in obtaining or complying with Consents from the local authority or road authority and any associated charges and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

When can you expect the work to be carried out?

We will try to meet your requested dates wherever possible but the completion date will be dependent on:

- The date that you accept this Estimate.
- Any further discussions we may have with you regarding the programming of the Works.
- The completion of work by other people or companies that must be done before we can complete our work.

Subject to the Terms and Conditions and the Estimate, the DNO Works referred to in this Estimate will be completed on or before 17 August 2027.

Please note that we may require several weeks' notice to obtain materials and programme work of this nature. If you wish to proceed, it is recommended that you send your acceptance form, and payment if applicable, as early as possible to avoid delays on site.

If you are unhappy with our service

If you are unhappy with our service please be aware of our Complaints Procedure which can be found [here](#). This document details your right to contact Ofgem for a formal determination if we have been unable to resolve the matter to your satisfaction.

Do you need more information?

If you have any questions about this Estimate or need more information, please don't hesitate to contact me.

Yours sincerely



Steve Mills

Mobile: 07875 113 968
Email: steve.mills@ukpowernetworks.co.uk

Your Information Pack

The following pack provides all of the information you should need to successfully complete your electrical connection for the work you have been quoted. Please pay particular attention to the information that is specific to your project.

Do not hesitate to contact me should you require any further support.

- Section 1** The Scope of Works
- Section 2** Estimated Cost of Works
- Section 3** Your Responsibilities
- Section 4** Information To Help You As You Plan For Your Work
- Section 5** Acceptance Form To Proceed With The Works

Section **1** Scope of Works

Please read the details in this section in conjunction with the customer proposal plan.

The Diversionary Works

The alterations to UK Power Networks' Electric Lines and/or Electrical Plant, required to accommodate your proposed work, are described below:

Description of Works

Works to be carried out by the customer

It is the customer's responsibility to ensure that parking is available for our vans during the works and that there are no obstruction to our works.

Works to be carried out by UK Power Networks

Our records show that this substation currently feeds no live supplies.

UK Power Networks will confirm that this is correct. If there are any live services fed from this substation then we will need to undertake additional works to feed these services from the existing LV mains in the area.

We will then joint out Ashley Road substation by connecting a 300Ax cable between the 185Ax feeders either side of the substation.

The transformer equipment can then be removed and the lease for the site surrendered. We will surrender this site on the understanding that we will be receiving 2x on site new substations for the redevelopment of this site.

We do not currently know what traffic management the local council will ask for us to put in place for this work. Therefore the minimum figure for a standard job has been used. Further costs will be due if the council has additional requirements.

Section **2** Estimated Cost of Works

Total

Net Price (Excluding VAT)	£30,777.11
----------------------------------	-------------------

Breakdown of Costs

Description of NON-CONTESTABLE WORK that is included in your Estimate	
Work involved	Net price (£)
LV Underground Mains	
- Excavate & Reinstall LV joint hole in a footway surface type. - LV waveform mains pot end & installation of earth pin.	£1,918.67
HV Substation Civils	
- Transport of plant in normal weekday working hours - Dismantlement of a secondary substation, removal and de-oiling of switchgear - Break down an existing compound 11kV end box and terminate 300mm cable.	£7,900.30
HV Underground Mains	
11kV outage associated with the provision of an 11kV substation 11kV 300mm Triplex to 150-300mm Polylam straight joint - Labour for an Authorised Person/Senior Authorised Person in normal working hours. - Excavate & Reinstall 11kV joint hole in a footway surface type. - Excavate, lay & reinstall 11kV 300mm aluminium Triplex mains cable in a footway surface type. - Traffic Management costs	£19,744.12
Miscellaneous	
Deed of surrender for the disposal or surrender of land rights associated with re-location or redundancy of UKPN assets.	£1,214.02
Transactional Charges	
Other Charges	
TOTAL	£30,777.11

Please note that payment is required in full, in advance of the work being programmed.

Section 3 Your Responsibilities

This section provides information about the Contestable Works that you are responsible for should you accept this Estimate.

We have made all of our general information about your responsibilities available in our Knowledge Centre on our internet site at www.ukpowernetworks.co.uk. Links to each of the relevant articles are in the table below.

Please leave us feedback if you think we can improve the information we have provided.

Job Specific Responsibilities

Subject	Link to our Knowledge Library
Ducts for Diversionary Estimates	Section 3.2 Click here
Construction (Design & Management) Regulations 2015 (CDM)	Section 3.25 Click here

Section 4 Information to Help You Plan For Your Work

Generic Information Applicable to all Diversionary Estimates

Subject	Link to our Knowledge Library
Safety	Section 4.1.2 Click here
Contact us	Section 4.1.9 Click here
Lane rental charges	Section 4.1.10 Click here

Section **5** Acceptance Form (Non-NRSWA)

Job Reference: 8500387932 / 3500254553

Site Address: (Sub Dis) Ashley Road, London, N17 9LZ

You can return your completed form by post or email:

UK Power Networks (Operations) Ltd
Connections Finance, 3rd Floor
Energy House
Hazelwick Avenue
Three Bridges, Crawley, RH10 1EX

Email: ConnectionAcceptance@ukpowernetworks.co.uk

How much is it going to cost?

UK Power Networks carries out all of the requested DNO Works

Price excluding VAT

£30,777.11

Price including VAT

£36,932.52

Payment Profile

I understand that the Price, including VAT, must be paid in full to accept this Estimate. I also understand that where VAT has been charged a Tax Invoice for the Price will be issued by UK Power Networks on receipt of payment.

Please indicate your method of payment:



Online payment
portal
QR code



Online

Scan the **QR code** to access UK Power Networks easy to use 24/7 self-service online payment portal or visit onlinepayment.ukpowernetworks.co.uk. We recommend our customers to use this payment option as a preferred way of paying quotes online.



Phone

A dedicated payment line **0808 175 2600** available 24/7 to accept credit/debit card payments over the phone, or please call **0203 282 0610** to speak to one of UK Power Networks contacts. We accept all major credit and debit cards, apart from American Express/Diners Club.



Cheque

Please make cheques payable to **UK Power Networks (Operations) Ltd** and **put our reference number on the back.**



BACS/
CHAPS

Account: HSBC Bank Plc **Sort Code:** 40 05 30 **Account Number:** 02302934
UK Power Networks Ref. Number 3500254553
(Please include this reference so we know which job is being paid):

The Invoice Address	Your Site Contact
Name / Company name:	Name / Company name:
Contact name:	Contact name:
Address:	Address:
Telephone:	Telephone:
Email:	Email:

Your Acceptance

I accept your Estimate for carrying out the DNO Works. I understand that UK Power Networks reserves the right to vary the Price to cover the Costs of the DNO Works carried out and that I shall be required to pay any such additional Costs.

I have already paid £0.00 inclusive of VAT towards the total price and therefore £36,932.52 remains payable.

To accept this Estimate, the signed Acceptance Form and the requested payment in cleared funds must reach UK Power Networks by 5pm on 13 February 2027. Acceptance Forms and payments received after this date may be returned and you will need to request a new Estimate.

Signed:	Date:
Print name:	
Agent acting on behalf of:	
Telephone:	
Email:	

Job Reference: 8500387932 / 3500254553

Acceptance Form Page 2

Land Rights

If you are appointing a Solicitor to complete any legal work associated with acquiring substation sites and easements work, please provide UK Power Networks with their details by completing the table below.

Please also provide us with the name and address of the owner of any affected land.

Solicitor's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Land Owner's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Job Reference: 8500387932 / 3500254553

INDICATIVE* MOBILISATION & DELIVERY PLAN																		
Enabling works	Applies to this site Yes / No	Comment	Start (week)	Duration (weeks)	WEEK													
					0	1	2	3	4	5	6	7	8	9	10	11	12	13
Usual approximate time taken to prepare and submit application to local authority for Traffic Management Permit in order to carry out street works on the public highway.	Yes		1	1	Quote Accepted / Payment Received / Liaisons with customer													
Usual approximate time taken to obtain permission from Local Authority for Traffic Management Permit, in order to carry out street works on the public highway.	Yes	Roads under 6m wide will normally require a road closure if we are working within them, this process can take up to 3 months due to local authority restrictions	1	12														
Usual approximate time taken to order and receive materials and equipment prior to their installation.	Yes		1	8														
Work that you, the customer, will need to complete to prepare the site, ready for the installation work to begin	Customer to confirm the duration of this work / potential impact to on site work commencement		TBC	TBC														
Work on site commences*																		
Work programme (to be agreed) - Indicative Duration of work*				3														

*This delivery plan is 'Indicative'. The timelines shown are an indication, at the time of preparing the design and quote, of the factors that will need to be considered once payment is made and work to deliver the project can commence. These are subject to change and are provided as a guide only. The 'work commences' date is also subject to site readiness and any other preparatory works that can be discussed with the designer. This plan does not represent an actual delivery plan and only once discussions are underway with a UK Power Networks delivery representative can a plan be agreed.



Help and Support

If you would like to contact us about this application, please call our helpdesk on 080000093921. Lines are open weekdays from 8am to 5pm

Reference Number	
Your application reference number is	DS2041907
Site Address	
Postcode	N17 9LZ
Address line1	ASHLEY HOUSE
Address line2	235-239 HIGH ROAD, WOOD GREEN
Town	LONDON
County	
Site Description	
What would you like to do?	
New Properties	Yes
New properties?	
Your supply requirements	
Houses	0
Flats	608
Will you be installing a tenant valve assembly (TVA)?	Yes
Commercial units and supplies	3
Are you converting any existing properties into new properties?	No
Describe conversion	
Other supply requirements	
Landlord supplies	3
Agricultural supplies / animal troughs	0
Firefighting system	3
New temporary supply for building work	0
Existing Supplies	
How many supplies are there already on-site?	0
Do you want to keep this supply?	
What do you want to use it for?	
How many of these supplies do you want to keep?	
Firefighting system	
Have you carried out a fire flow and suppression test?	No
Types of firefighting system needed	
Sprinkler Systems	2
Flow rate (litres per second)	0
Mist systems	0
Flow rate (litres per second)	
Private fire hydrants	0
Flow rate (litres per second)	
Other firefighting system required	1

Flow rate of other firefighting systems (litres per second)	0
Describe this firefighting system	Wet Riser Tank
New temporary supply for building work	
New temporary building supplies required	0
Water Disposal	
What method are you using to discharge your surface water?	Not Sure
Which plots / properties will not be connected?	
How will sewage (i.e. everything except rain water) be disposed of on site?	Public Sewer
About Your Plumbing	
Will you have any of the following?	
Water conditioner or softener	No
Douche spray (handheld trigger sprayer for personal hygiene)	No
Pump or booster (increases water pressure)	Yes
Rainwater (or any other type of water) recycling system	No
Chilled cold water supply (provides cooled drinking water via a central cooling unit or storage tank)	No
Pond or swimming pool with a capacity above 10,000 litres	No
A pipe that will be laid less than 0.75m, or more than 1.35m, below surface level (your plumber should be able to advise you on this)	No
Borehole (a private underground water supply)	No
Heat interface unit (used in homes connected to a communal or district heating system instead of an individual boiler)	Yes
Plant room (houses equipment for heating and hot water systems)	Yes
Energy centre (facility supplying heating and hot water to multiple buildings)	Yes
Does it draw more than 12 litres per minute?	Yes
Will the resyycling system use water from our mains as a back-up water source?	No
Will the pond or pool be filled automatically (for example, via a ball valve) with water from our mains?	No
Will the Borehole use water from our mains as a back-up water source?	No
Primary contact	
First Name	Dan
Last Name	Lyczba
Business Name	Meinhardt UK
Phone Number	02078317969
Email Address	dan.lyczba@meinhardt.co.uk
Address Line1	1 London Wall
Address Line2	
Town	London
County	
Postcode	Ec2y 5ea
Role	Consultancy or agent
Please specify (Other Role)	
Invoicing Details	

Who should the quote be sent to?	Someone Else
Contact Details	
Which of the following best describes them	Business
First name	
Last name	
Business name	Re:Shape
Email Address	jermaine@reshapeliving.co.uk
Address Line1	1 Blandford Street
Address Line2	Marylebone High Street
Town	London
County	
Postcode	W1u 3da
Water bill payer	
The water bill will be paid by	Someone Else
Contact Details	
Which of the following best describes them	Business
First name	
Last name	
Business name	Re:Shape
Address Line1	1 Blandford Street
Address Line2	Marylebone High Street
Town	London
County	
Postcode	W1u 3da
Application and design fee invoice	
Do you need a pro-forma invoice for the application and design fees?	Yes
The pro-forma should be made out to	Someone Else
Contact Details	
Which of the following best describes them	Individual
First name	Dan
Last name	Lyczba
Business name	
Email Address	dan.lyczba@meinhardt.co.uk
Address Line1	1 BLANDFORD STREET
Address Line 2	MARYLEBONE HIGH STREET
Town	LONDON
County	
Postcode	W1U 3DA
Payment details	
Total	41010

Invoice

Commercial Billing

Page 1 of 1

DUPLICATE INVOICE COPY 2

JERMAINE BROWN
1 BLANDFORD STREET
MARYLEBONE HIGH STREET
LONDON
W1U 3DA

DEVELOPER SERVICES CLEAN
THAMES WATER UTILITIES LTD
CLEAR WATER COURT
VASTERN ROAD
READING RG1 8DB

Purchase Order No.		Customer No.	M336186
Salesperson	DEVELOPER SERVICES	Invoice No.	CBO2600812
Phone No.	0800 009 3921	Posting Date	17/07/26
JMS Job No.	DS2041907		
Site Address	Ashley House at N17 9LZ		

If you have any queries regarding this invoice, please contact your sales person on the telephone number above.

Description	Quantity	Unit Price	VAT %	Amount
Service Connection Application Fee	1.00	105.00	20.0	105.00
Service Connection Design Fee 1st property	1.00	190.00	20.0	190.00
Service Connection Design Fee Each Additional property (after 1st)	616.00	55.00	20.0	33,880.00
Currency				GBP
Total				34,175.00
VAT Amount				6,835.00
Total incl. VAT				41,010.00

Your payment terms are within 14 days.. Please send payment to the address above, or phone for card payment.

VAT Reg. No. GB 537456915

M336186/CBO2600812

41,010.00

JERMAINE BROWN
1 BLANDFORD STREET
MARYLEBONE HIGH STREET
LONDON
W1U 3DA

2026

re:shape

Utilities Strategy

Ashley Park





Ashley Park – Tottenham Hale

Utilities Strategy

Prepared for Stage 2 Planning

Issue P02 – 26 August 2026

Doc. Ref.:AHCF-MHT-ZZ-XX-T-Z-00002

Prepared For:

re:shape

MEIN-HARDT

ASHLEY PARK – TOTTENHAM HALE

UTILITIES STRATEGY

PREPARED FOR STAGE 2 PLANNING

Quality Assurance Page

Issue	Date	Prepared By	Checked By	Approved By	Remarks
P01	07/08/26	M. Cohen D. Lyczba	M. Robertson	D. Woods	Draft issue for Stage 2 works
P02	26/08/26	M.Cohen D.Lyczba	M. Robertson	D. Woods	Prepared for Stage 2 Planning

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1 Executive Summary

Meinhardt (UK) Ltd has been commissioned by Re;shape T Ltd (Re:shape) to undertake a utilities assessment for the redevelopment of the former Ashley House site, Ashley Road, Tottenham Hale, in the London Borough of Haringey. This report supports the RIBA Stage 2 design and the forthcoming planning application.

The report sets out the known public utilities on and around the site, the applications made to date, and the constraints that affect the delivery of new connections. It demonstrates that the proposed development can be supplied with electricity, potable water, telecommunications and foul and surface water drainage, and that no gas connection is required because the scheme is all-electric.

The site was cleared in 2023 and is now vacant, which removes the phased-vacation and temporary supply constraints that normally govern a brownfield utilities programme. Two live legacy assets remain: a free-standing UKPN network substation on the Ashley Road frontage and an Openreach service entering the site. Both require formal disconnection and removal before construction.

The single most significant constraint is electrical capacity. The UKPN budget estimate confirms that supplying the development requires a new circuit breaker at Penshurst Road Primary — currently scheduled for commissioning in Q4 2028 — together with a new HV feeder to Pembury Road and the conversion of Pembury Road substation into a ring. The connection programme must be aligned to that date, and it is recommended that a formal connection offer is sought early and that IDNO alternatives are approached in parallel.

Service	Existing position	Proposed position and key constraints
Electricity	UKPN high and low voltage apparatus runs within Ashley Road. A free-standing UKPN network substation stands on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road. Both served the former Ashley House buildings.	Budget estimate 8500384487 received from UKPN. Supplies to be provided by 3 no. new on-site substations ringed into the existing HV circuit in Ashley Road; the existing substation is to be decommissioned and removed. Capacity is dependent on a new circuit breaker at Penshurst Road Primary, currently scheduled for commissioning in Q4 2028, and on a new HV feeder to Pembury Road. This is the critical programme constraint for the development.
Potable water	Thames Water mains are recorded within Ashley Road, including a 6 in. main and a 4 in. fire main. No existing supplies are to be retained.	Application DS2041907 made to Thames Water for 608 dwellings, 3 commercial units, 3 landlord supplies and 3 firefighting supplies. Design fee paid (invoice CBO2600812). Seven connection points are proposed from Ashley Road, sized on tank refill rates rather than instantaneous demand. Point of connection and available mains pressure to be confirmed by Thames Water.
Foul and surface water	300 mm foul and surface water sewers are recorded within Ashley Road, both Thames Water assets.	Foul drainage to discharge to the public sewer. The surface water discharge strategy is to be developed through the drainage strategy in accordance with the SuDS hierarchy and agreed with the Lead Local Flood Authority. A Thames Water pre-development enquiry and subsequent Section 106 connection application will be required.
Communications	Openreach ducts and chambers run within Ashley Road, with an existing service entering the site. Apparatus is also recorded for Virgin Media, Zayo, Neos and Arelion in the vicinity, and O2, Vodafone and CTIL masts are mounted on the adjacent Berol House.	The existing Openreach service is to be disconnected back to the point of connection. New FTTP connections are to be made to dedicated ground floor comms rooms in each block; Openreach site references L.TOT.04.G (Block A) and L.TOT.01.F (Block B) have been allocated. No diversions are anticipated.

Service	Existing position	Proposed position and key constraints
Gas	A 125 mm PE low pressure main is recorded within Ashley Road, with low pressure apparatus also recorded to Last Mile and Fulcrum in the vicinity.	The development is all-electric and no new gas connection is required. No diversion is anticipated as the main lies within the highway. Any live service remaining to the demolished buildings is to be capped and disconnected by Cadent.

Table 1: Summary of the utilities position

2 Introduction

This Utilities Strategy is prepared to support the RIBA Stage 2 works by Re:shape T Ltd (Re:shape) for the redevelopment of the former Ashley House site at Ashley Road, Tottenham Hale. It sets out the availability of electricity, potable water, drainage and communication services to the site, the requirements for services to be retained, diverted or disconnected, and the provision required for temporary supplies during construction.

The information and strategies in this report are intended to highlight the issues and the requirements for the site as a whole, and to allow the utilities programme to be planned against the construction programme. It should be read alongside the MHT Stage 2 Report (AHCF-MHT-XX-XX-T-Z-00001), which covers the building services design, and the drainage strategy prepared by the Civil Engineer.

Existing utility information in this report is based on a PAS 128 Quality Level D desktop record search (drawing reference PEM/612259, dated 8 May 2026) and on asset records provided by the statutory undertakers. Record information is indicative only. The actual position, depth and status of all apparatus must be verified on site by trial hole and detection survey before any excavation is undertaken.

3 Site Description and Context

The site extends to approximately 0.7 hectares of vacant brownfield land on the western side of Ashley Road, Tottenham Hale, London N17 9LZ. The former Ashley House buildings were demolished in August 2023 and the site is currently cleared and unoccupied.

The site is bounded by Ashley Road to the east, Down Lane Park to the west and north-west, commercial and residential buildings to the north, and residential development fronting Hale Road to the south. The site lies approximately 200m northwest of Tottenham Hale station. The adjacent Cannon Factory plot is the subject of a separate submission and is not covered by this report.

All public utility apparatus serving the site is located within Ashley Road, and all new connections are therefore proposed from the Ashley Road frontage. There is no utility apparatus within the western or southern boundaries of the site.



Figure 2-1: Site location and application boundary

4 Roles and Responsibilities

This section describes the roles and responsibilities of the parties involved in the utilities works for the development.

Utility	Incumbent undertaker	Role
Electricity	UK Power Networks (Eastern Power Networks plc)	Distribution network operator for the area. Controls the point of connection, diversion, disconnection and asset protection requirements for existing apparatus.
Potable water	Thames Water Utilities Ltd	Water undertaker. Controls new connections, mains laying, diversions and disconnections.
Foul and surface water	Thames Water Utilities Ltd	Sewerage undertaker. Controls sewer connections under Section 106 and build-over/near-to agreements.
Gas	Cadent Gas	Gas transporter for the area. Controls disconnection of the existing service and any works to the main in Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum.
Communications	BT Openreach (and alternative providers)	Openreach is the incumbent. Virgin Media, Zayo, Neos and Arelion apparatus is also recorded in the vicinity and alternative providers may be appointed.

Table 2: Incumbent statutory undertakers

These undertakers are responsible for the existing public utility networks in the area and therefore control the relevant connection, diversion, disconnection and asset protection requirements for the scheme.

Alternative delivery routes may also be considered through an Independent Distribution Network Operator (IDNO) for electricity, or a New Appointment and Variation (NAV) or multi-utility provider for adoptable on-site water networks. Under these routes a licensed third party designs, installs, funds and adopts the new utility infrastructure from the agreed point of connection, which can provide a more commercial and better coordinated delivery route for the development.

While an IDNO, NAV or multi-utility provider may be used to design, install and adopt the new on-site infrastructure from the agreed point of connection, they would not typically carry out disconnections, diversions or alterations to existing incumbent network assets, which remain under the control of the relevant statutory undertaker. For Ashley Park those works — principally the removal of the existing UKPN substation and the Openreach cease — sit with UKPN and Openreach respectively.

5 Utility Applications and Status Tracker

The following tracker records the applications made to date, their current position and the actions required to progress them. It is intended to be maintained as a live document through Stage 3 and to support the cost plan for the utilities works.

Service	Supplier	Reference	Date	Current position	Action required	Action by
Electricity — new connection	UK Power Networks	8500384487 / QID 3000059603	02.07.26 raised 15.07.26 budget estimate	Budget estimate received. £1,500,000 excl. VAT with the point of connection at the primary substation. Not an offer and reserves no capacity.	Apply for a formal Connection Offer. Confirm the reinforcement programme and the Penshurst Road Primary commissioning date.	MHT / Re:shape
Electricity — IDNO option	To be appointed	—	—	Not yet approached. An IDNO route may offer a more commercial and better coordinated delivery route and asset value.	Approach at least two IDNOs for competitive quotations against the UKPN offer.	MHT / Re:shape
Electricity — disconnection	UK Power Networks	—	—	Existing on-site network substation and low voltage service require decommissioning and removal.	Raise a disconnection application once the site is fully vacated and the demolition programme is confirmed.	MHT / Contractor
Electricity — builders supply	UK Power Networks / IDNO	—	—	Not yet applied for.	Confirm the temporary construction load with the Contractor and apply for a builders work supply.	Contractor
Potable water — new connection	Thames Water	DS2041907	07.07.26 applied 15.07.26 design quote	Application submitted for 608 dwellings, 3 commercial, 3 landlord and 3 firefighting supplies. Design fee invoiced (CBO2600812, £34,175 excl. VAT) and paid.	Await the Thames Water design. Confirm the point of connection, available pressure and the requirement for on-site mains laying.	MHT / Thames Water
Potable water — NAV option	To be appointed	—	—	Not yet approached.	Consider a NAV or multi-utility provider alongside the electricity connection for a single coordinated delivery route.	Re:shape
Foul and surface water	Thames Water	—	—	No application made. Sewers recorded within Ashley Road. Refer to Civil Engineer Report.	Submit a pre-development enquiry, then a Section 106 sewer connection application once the drainage strategy is fixed. Refer to Civil Engineer Report.	MHT / Civils
Communications	BT Openreach	L.TOT.04.G (Block A) L.TOT.01.F (Block B)	17.07.26	Site references allocated. Floor plans and schedules of accommodation issued to Openreach.	Progress the new sites applications and agree duct entry positions and chamber locations with the Contractor.	MHT / Re:shape
Communications — disconnection	BT Openreach	—	—	Existing service into the site to be removed back to the point of connection.	Raise a cease and removal request once the site is vacated.	Contractor
Gas — new connection	Not applicable	—	—	The development is all-electric. No new gas connection is required.	None.	—
Gas — disconnection	Cadent Gas	—	—	Status of any residual service to the demolished buildings is unconfirmed.	Raise a disconnection enquiry with Cadent to confirm that the service has been capped at the main.	MHT / Contractor

6 Development Proposals

The proposed development consists of two linear buildings running east to west, with a central pedestrian route between them:

- Block A, South Block — 23 storeys of shared living accommodation (Sui Generis) with communal amenity at ground floor, commercial floorspace (Class E) and community floorspace (Class F2) fronting Ashley Road. Top of building +85.475 m AOD.
- Block B, North Block — 6 storeys of affordable housing (Class C3) with commercial floorspace (Class E) at ground floor. Top of building +31.700 m AOD.

The scheme is all-electric. Heating and domestic hot water are generated by roof-mounted air source heat pumps serving low temperature hot water plant at ground floor in each block. There is no gas supply and no district or area heat network connection currently proposed. Photovoltaic arrays are provided at roof level to each block. The scheme proposes 522 shared living studios, with 53 DDA Wheelchair accessible units in Block A and 87 affordable homes in Block B.

Because the site was cleared in 2023, there is no phased vacation of existing occupiers and no requirement to maintain supplies to retained buildings. The utilities programme is therefore governed by the availability of network capacity rather than by decanting, which is unusual for a brownfield site of this type and is a significant programme benefit.

7 Existing Utilities

A PAS 128 Quality Level D record search has been undertaken across the site and the surrounding highway. The results are summarised below and the search drawing is reproduced at Appendix A.

- Electricity — UK Power Networks high voltage and low voltage cables run the full length of Ashley Road. A free-standing network substation stands on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road.
- Potable water — Thames Water mains are recorded within Ashley Road, including a 6 in. main and a 4 in. fire main, with hydrants along the frontage.
- Foul and surface water — 300 mm Thames Water foul and surface water sewers run within Ashley Road.
- Gas — a 125 mm PE low pressure main is recorded within Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum in the vicinity.
- Communications — Openreach ducts and chambers run within Ashley Road with a service entering the site. Virgin Media, Zayo, Neos and Arelion apparatus is recorded in the surrounding streets, and O2, Vodafone and CTIL masts are mounted on the adjacent Berol House.

No apparatus is recorded within the western or southern boundaries of the site. The record search is a Quality Level D desktop exercise and the position and status of all apparatus must be verified on site before excavation.

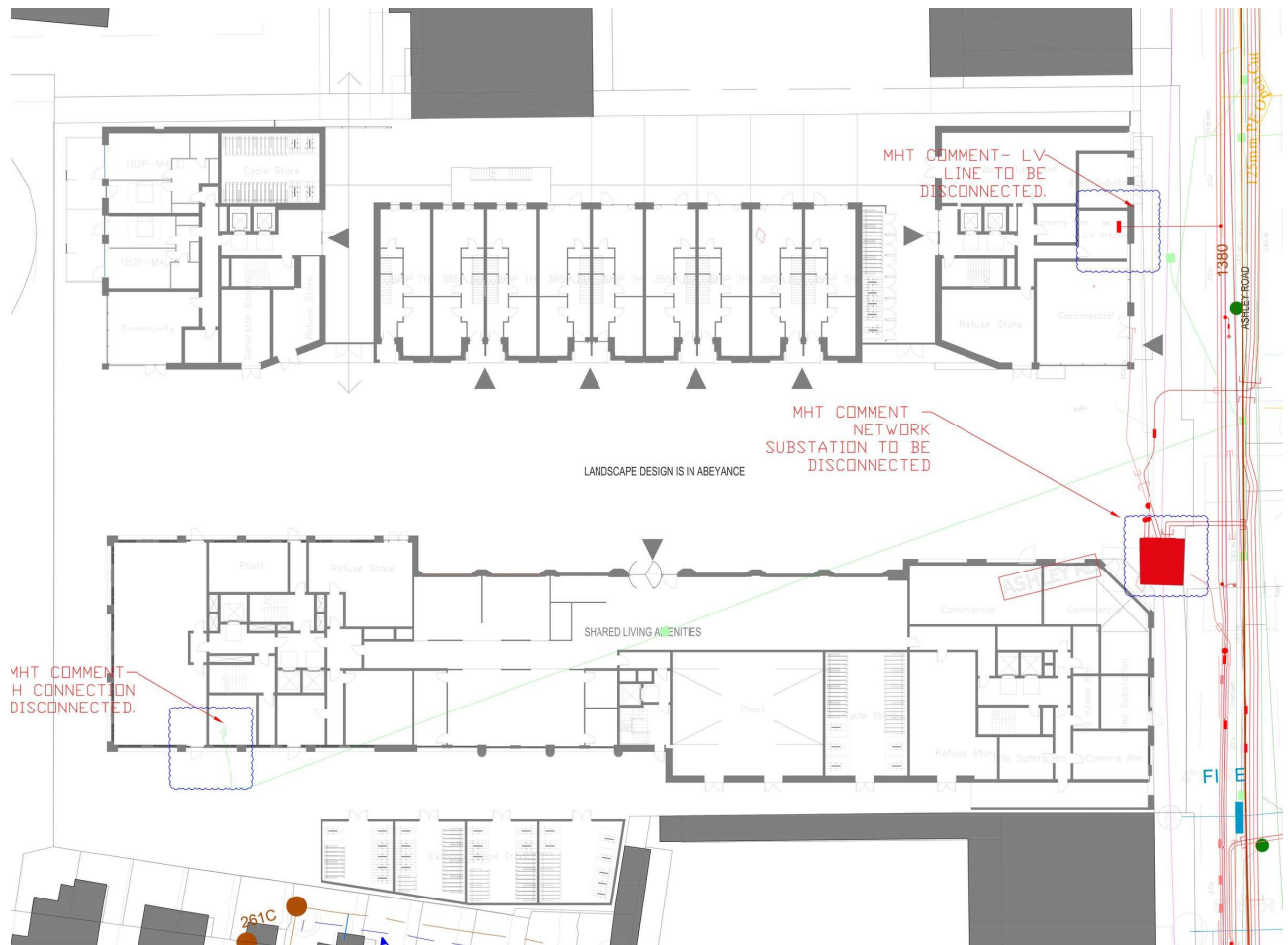


Figure 6-1: Existing utility overlay, showing the assets to be disconnected

8 Electricity Supply

8.1 Existing electricity supply

UKPN asset records identify high and low voltage cables running the length of Ashley Road. A free-standing UKPN network substation is located on the Ashley Road frontage of the site, and a low voltage service enters the site from Ashley Road. Both assets served the former Ashley House buildings and are now redundant.

No high voltage cable traverses the site itself, and no electrical apparatus is recorded within the western or southern site boundaries. There is therefore no requirement for a cable diversion across the site.

8.2 Works proposal and point of connection

An application was raised with UK Power Networks on 2 July 2026 under reference 8500384487, and a budget estimate was issued on 15 July 2026 under reference 8500384487 / QID 3000059603. The estimate confirms the following works are required to release the capacity for the development:

- Installation of a new circuit breaker at Penshurst Road Primary substation, which is currently scheduled for commissioning in Q4 2028;
- A new high voltage feeder to Pembury Road, and the conversion of Pembury Road substation into a ring;
- Supplies to the development provided by 3 no. new on-site substations, ringed into the existing high voltage circuit in Ashley Road; (NB: it is anticipated that 2 no. new on-site substations shall be required consisting of 1 no. 1.5 MVA substation for Block A, and 1 no. 800 kVA substation for Block B)
- Decommissioning and removal of the existing on-site substation.

The point of connection is at the primary substation and the budget estimate for the works is £1,500,000 exclusive of VAT. The estimate is a guide only: it is not an offer to provide the connection, it does not reserve capacity, and the reinforcement costs have been assessed only on a cursory basis. A formal quotation may vary considerably.

The Penshurst Road Primary commissioning date is the critical path item for the development. If energisation is required before Q4 2028, an interim connection arrangement or an alternative point of connection will need to be negotiated with UKPN, and this should be raised at the formal quotation stage.

8.3 Load assessment and new connections

The maximum demand assessment has been prepared at Stage 2 from the schedule of accommodation and the Meinhardt benchmark allowances. The following loads have been submitted in support of the UKPN application.

Load	Block A — Shared Living	Block B — Class C3
Residential	783 kVA (522 studios at 1.5 kVA ADMD)	224.50 kVA (65 no. 1–2 bed, 12 no. 3 bed, 10 no. 4 bed)
Landlord (lighting, small power, mechanical)	153.75 kVA	32.21 kVA
Lifts	126.32 kVA (6 no.)	84.21 kVA (4 no.)
Commercial (shell provision at 225 W/m ²)	52.34 kVA (221 m ²)	29.61 kVA (125 m ²)
Life safety supplies	136.84 kVA	23.16 kVA
Total maximum demand (0.5 Diversity applied to Landlord & Lifts)	1,130.41 kVA (including 4no. 7.2 kW EV)	400.32 kVA (including 5no. 7.2 kW EV)
Plus 5% spare capacity	1,186.93 kVA	420.33 kVA
Transformer requirement at 80% loading	1,483.66 kVA	525.42 kVA
Substation provision	1.5 MVA substation	800 kVA single substation
Secondary (life safety) load, generator backed	1,226.32 kVA	65.26 kVA

Table 3: Electrical maximum demand summary (MHT Peak Load Summary Rev 2)

The three on-site substations identified in the UKPN budget estimate correspond to a double substation arrangement serving Block A and a single transformer substation serving Block B. As the existing on-site substation can be decommissioned and the load does not have to be accounted for within block A, it is envisaged that the UKPN formal quotation shall allow for 1 no. single 1.5 MVA substation for Block A and 1 no. single 800 kVA substation for Block B. Each substation room is located at ground floor with direct external access, louvred doors for cross ventilation and a service trench for the incoming high voltage mains. 24-hour unobstructed access is required. LV switchrooms are located within 10 m of each substation.

UKPN will not provide a secondary life-safety supply. A diesel life-safety generator is therefore provided at roof level in each block within an acoustic enclosure, sized for the secondary loads in Table 3. For Block A the secondary load is governed by the worst-case fire scenario of the wet riser pump locked rotor current and start-up, together with the commercial sprinkler pump, smoke ventilation and three firefighting and evacuation lifts, in accordance with LPC Technical Bulletin TB210 clause 8.2.1(a).

Loads are to be reissued to UKPN once the unit quantum is fixed and the studio space heating basis is confirmed. The load assessment currently assumes heating to the studios, as per the mechanical design which provides LTHW radiators served from the air source heat pumps. Introducing electric panel heaters to studios would affect the ADMD.



Figure 7-1: Proposed substation locations and the existing free-standing substation

8.4 Diversion and easement

No high voltage or low voltage diversion is required, as no apparatus traverses the site. UKPN will require an easement in perpetuity for its cables within private land and the freehold interest in each substation site, on UKPN terms and at no charge, before any work commences. The legal transfer of the substation sites should be programmed early, as it is a common cause of delay to energisation.

8.5 Decommissioning and disconnection

The existing free-standing network substation on the Ashley Road frontage is to be decommissioned and removed by UKPN, and the low voltage service into the site is to be de-energised and the metering removed. As the site is already cleared, these works can be progressed as soon as the demolition and enabling programme is confirmed and do not need to be sequenced around occupied buildings.

The current UKPN budget estimate details the existing substation as not in use / to be decommissioned and removed. The substation was used for a temporary supply to a third-party premises, however UKPN have confirmed it no longer serves any third-party premises outside the site boundary and therefore alternative supplies will not need to be provided before it can be removed.

8.6 Temporary builders supply connections

No temporary connections are required to maintain supplies to existing occupiers, as the site is vacant. A temporary builders work supply will be required for the construction phase. The Contractor is to confirm the temporary load and the preferred location of the temporary builders supply, and an application is to be raised with UKPN or the appointed IDNO. Where practicable the temporary builders supply should be taken from one of the permanent substation positions so that it can be transferred to the permanent supply without abortive work.

8.7 Project de-risking

- Apply for a formal Connection Offer to fix the price and reserve capacity; the budget estimate does neither. As the project requires work on the UKPN HV network, there will be a fee for the

Assessment & Design Charges associated with the Connection Offer Expenses. This will need to be paid in advance of the formal quotation being issued for this project, the balance of the charge being in accordance with the quotation. UKPN are then able to undertake a technical report which considers site-specific conditions and the viability of providing a detailed budget estimate. MHT have requested details of the payment and shall forward details to relevant parties when in receipt of information.

- Obtain competitive IDNO quotations in parallel. An IDNO route may improve both the programme and the commercial position and may offer an asset value payment.
- Confirm the Penshurst Road Primary commissioning date directly with UKPN and test whether an interim supply can be provided ahead of it.
- Fix the unit quantum and reissue the load assessment before the formal application, to avoid a re-quote.
- Programme the substation land transfer and easements alongside the connection application.

9 Potable Water Supply

9.1 Existing potable water supply

Thames Water is the water undertaker for the area. Record information identifies mains within Ashley Road, including a 6 in. main and a 4 in. fire main, with hydrants along the site frontage. No mains are recorded within the site boundary and no diversion is anticipated.

The Thames Water application records that there are no existing supplies on site to be retained, reflecting the demolition of the former buildings.

9.2 New connections

An application was submitted to Thames Water on 7 July 2026 under reference DS2041907 for new connections to serve the development. The application declares 609 dwellings, 3 commercial units, 3 landlord supplies and 3 firefighting supplies, together with tenant valve assemblies, booster sets, plant rooms and heat interface units. A design quote was issued on 15 July 2026 and the design fee was invoiced on 17 July 2026 under invoice CBO2600812 at £34,175 exclusive of VAT (£41,010 including VAT), comprising the application fee, the first property design fee and 616 additional property design fees.

Seven connection points are proposed, all taken from Ashley Road. Because all cold water services are stored and boosted, the connections are sized on tank refill rate rather than on instantaneous demand, which substantially reduces the required mains capacity. Community units will be fed off the potable water bulk supplies to plant rooms.

Connection	Serving	Refill rate
Block A bulk supply	Domestic potable cold water storage and booster set	0.191 l/s
Block A combined sprinkler supply	Commercial sprinkler tank (BS EN 12845) and residential sprinkler tank (BS 9251)	2.14 l/s
Block A wet riser supply	Wet riser tank (BS 9990)	0.98 l/s
Block B bulk supply	Combined domestic cold water and residential sprinkler tank.	0.26 l/s
Commercial supplies (3 no.)	Dedicated metered supplies to each commercial unit.	Tenant demand, capped provision

Table 4: Proposed potable water connections and refill rates



Figure 8-1: Proposed water connection points and refill rates

9.3 Diversion, easement and disconnection

No diversion is required, as the existing mains lie within the highway and no Thames Water apparatus is recorded within the site. Any residual services to the demolished buildings are to be confirmed as capped at the main; where they remain live, disconnection applications are to be raised with Thames Water.

9.4 Temporary and builders work supply connections

No temporary supplies are required to serve existing occupiers. A temporary builders water supply will be required and should be taken from a new metered standpipe connection in Ashley Road, applied for by the Contractor. Where practicable this should be positioned so that it can be converted to a permanent supply.

9.5 Project de-risking

- Confirm the point of connection and the available mains pressure and flow with Thames Water, and verify by hydrant flow test before the booster sets are sized.
- Fix the sprinkler hazard classification with the Fire Engineer and the Sprinkler Specialist, as the OH3 assumption drives both the tank volume and the 2.14 l/s refill rate.
- Update the application to the final dwelling count; the design fee is charged per property and a material change will require a revised quotation.
- Consider a NAV or multi-utility provider for the on-site network alongside the electricity connection.

10 Foul and Surface Water Drainage

10.1 Existing drainage

Thames Water is the sewerage undertaker for the area. Record information identifies 300 mm foul and surface water sewers running within Ashley Road along the site frontage. The former buildings discharged to these sewers.

10.2 Proposed connections

Foul drainage from the development will discharge by gravity to the public foul sewer in Ashley Road. The surface water discharge strategy is being developed by the Civil Engineer in accordance with the SuDS hierarchy and the London Plan, and will be agreed with the Lead Local Flood Authority and Thames Water. Attenuation and flow control will be required to achieve the discharge rate agreed with the LLFA. For details of pre-development enquiry, refer to civil engineering report.

11 Communication Services

11.1 Existing communication services

Openreach record information identifies ducts and chambers running within Ashley Road, with a service entering the site to serve the former buildings. Apparatus is also recorded in the surrounding streets for Virgin Media, Zayo, Neos and Arelion. Telecommunications masts operated by O2, Vodafone and CTIL are mounted on the adjacent Berol House.

11.2 Disconnections and diversions

The existing Openreach service within the site boundary is to be removed back to the point of connection in Ashley Road. No diversions are required, as all other apparatus lies within the highway.

The masts on the adjacent Berol House are to be reviewed against the construction methodology. Crane oversail, scaffolding and the completed building massing may require consultation with the operators, and any agreement is likely to have a long lead-in.

11.3 Works proposals

New fibre to the premises connections are proposed to dedicated ground floor communications rooms in each block, positioned adjacent to the site boundary to allow a direct incoming connection. Openreach has allocated site references L.TOT.04.G for Block A and L.TOT.01.F for Block B, and floor plans and schedules of accommodation have been issued to Openreach for both blocks.

Below-ground ducts and an external meet-me chamber are to be provided to accommodate multiple providers, so that the development is not tied to a single operator. The existing network in Ashley Road is understood to have sufficient capacity to serve the development without reinforcement.

11.4 Project de-risking

- Progress the Openreach new sites applications and agree the duct entry positions and chamber locations with the Contractor before the ground floor slab is fixed.
- Confirm the number of providers to be accommodated and size the incoming duct bank accordingly.
- Raise the cease and removal request for the existing service.
- Apply for alternative service providers such as HyperOptic and Virgin media.

12 Gas Supply

12.1 Existing gas supply

A 125 mm PE low pressure gas main operated by Cadent Gas is recorded within Ashley Road. Low pressure apparatus is also recorded to Last Mile and Fulcrum in the vicinity. A service is understood to have served the former Ashley House buildings.

12.2 New connections

The development is all-electric. Heating and domestic hot water are provided by air source heat pumps and there is no gas-fired plant. No new gas connection is required for the development.

12.3 Diversion and disconnection

No diversion is required, as the main lies within the highway and does not cross the site. Any residual service to the demolished buildings is to be confirmed as capped at the main.

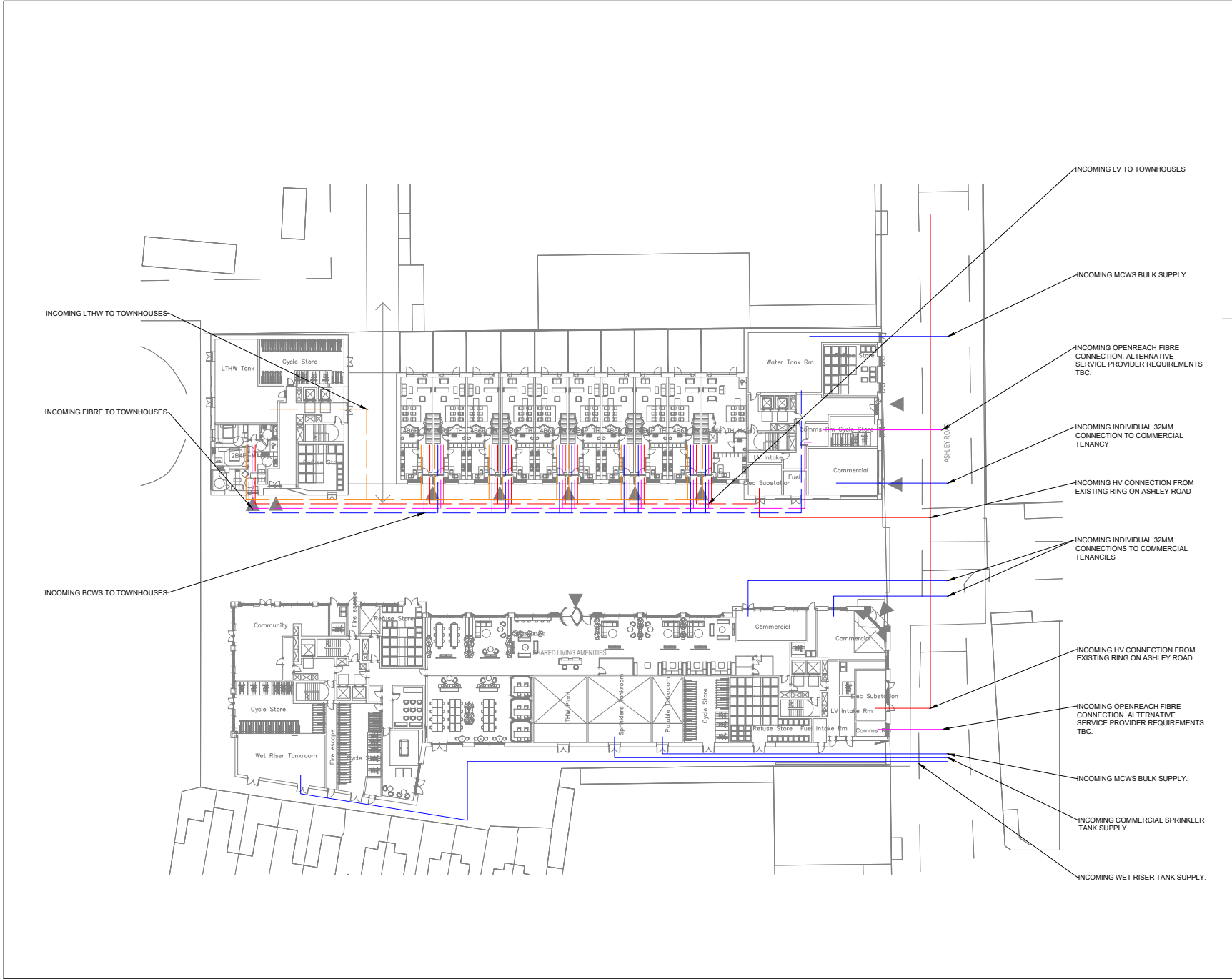
A disconnection enquiry is to be raised with Cadent to confirm the status of the former service and to obtain a quotation for any capping or removal works required.

13 Programme and Recommendations

The utilities position is well advanced for Stage 2: applications have been made for both the electricity and water connections, and the Openreach sites have been registered. The following actions are recommended to secure the position ahead of Stage 3, falling outside the Planning application determination process at this time.

- Apply for a formal UKPN Connection Offer and obtain competitive IDNO quotations in parallel. This is the single highest-value action, both commercially and for programme certainty.
- Establish with UKPN whether a supply can be released ahead of the Penshurst Road Primary circuit breaker commissioning in Q4 2028, and what interim arrangement would be available if not.
- Raise all applicable disconnection applications with the relevant authorities, timed to the demolition and enabling works programme.
- Programme the substation land transfer and easements early, as these routinely delay energisation.
- Confirm the temporary builders supply requirements with the Contractor and apply in good time, allowing for the standard connection lead-in periods.

Appendix A – Existing Utility Record Drawing



 10 Aldington Street, London E24 4AL Tel: +44 (0)20 7501 7000 www.meinhardt.co.uk		
PROJECT ASHLEY PARK		
CLIENT RE:SHAPE		
TITLE INCOMING UTILITIES		
MEP SKETCH		
PROJECT NO. 26128	SHEET PAGE 1 of 1	
DESIGNED MC	DRAWN MR	APPROVED DW
SCALE NTS	DATE 28/08/2026	REVISIONS
CONTRACT NO. ACHF-MHT-ZZ-00-SK-Z-00007	DRAWING NO. P01	

Appendix C – Utility Applications and Quotations

The following documents are appended under separate cover. Refer to the project Statutory Authorities folders for the full correspondence.

- UK Power Networks — application acknowledgement, reference 8500384487, 2 July 2026.
- UK Power Networks — budget estimate, reference 8500384487 / QID 3000059603, 15 July 2026.
- UK Power Networks — Disconnection budget estimate, reference 8500387932 / QID 3500254553, 17 August 2026.
- Thames Water — new water connection application DS2041907, 7 July 2026.
- Thames Water — design quote DS2041907, 15 July 2026.
- Thames Water — design fee invoice CBO2600812, 17 July 2026.
- BT Openreach — new sites submissions, L.TOT.04.G (Block A) and L.TOT.01.F (Block B).
- Premier Energy — PAS 128 QL-D utility record search, PEM/612259, 8 May 2026.
- MHT — Ashley Park Peak Load Summary Rev 1.

Mr. Matthew Cohen
Meinhardt (UK) Ltd
1, London Wall
London
EC2Y 5EA

Date: 15 July 2026

Our Ref: 8500384487 / QID 3000059603

Dear Mr. Cohen

Site Address: Ashley House, Ashley Road, N17 9LZ

Budget estimate

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Estimate as "UK Power Networks". Thank you for your recent enquiry regarding the above premises.

I am pleased to be able to provide you with a budget estimate for the Works.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works and only a cursory assessment of any Reinforcement costs that may be applicable has been undertaken. A detailed evaluation of any potential Reinforcement costs, including the applicability of the High-Cost Project Threshold and associated Cost Apportionment Factor will be undertaken upon receipt of a formal application for a Connection Offer. This Budget Estimate is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

Description of work included:

Install a new circuit breaker at Penshurst Road Primary when it is commissioned (current scheduled for Q4 2028).

Run a new HV feeder to Pembury Road. Convert Pembury Road substation into a ring. This will provide the capacity required for this development.

Supplies to the development can be provided by 3x new on site substations, ringed into the existing HV circuit on Ashley Road.

The existing substation on site is to be decommissioned and removed.

Point Of Connection at Primary Substation

The budget estimation for the Works is: £1,500,000 (exclusive of VAT) if the Point Of Connection (POC) is at our Primary Substation.

Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences
- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of any subsequent Quote.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent Quote. You should note also that UK Power Networks' formal Quote may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Steve Mills

Mobile: 07875 113 968

Email: steve.mills@ukpowernetworks.co.uk



To download your free safety leaflets and resources visit [UK Power Networks - Safety Page](#)

Mr. Matthew Cohen
Meinhardt (UK) Ltd
1, London Wall
London
EC2Y 5EA

Date: 17 August 2026

Our Ref: 8500387932 / QID 3500254553

Dear Mr. Cohen

Site Address: (Sub Dis) Ashley Road, London, N17 9LZ

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Estimate as "UK Power Networks". Thank you for your recent enquiry regarding the above site. I am pleased to be able to provide you with an Estimate to carry out the works requested.

The Works will:
Disconnection and removal of Ashley Road substation.

How much is it going to cost?

UK Power Networks carries out all of the requested DNO Works

Price excluding VAT

£30,777.11

Price including VAT

£36,932.52

Please note that the Price is an estimate and UK Power Networks reserves the right to vary the Price to cover the Costs of the work it carries out to deliver the diversion of its Distribution System. If the work carried out to divert the DNO's Distribution System differs in any way from the work proposed in this Estimate, the Price and the completion date may change.

I have enclosed drawing number 8500387932 which shows the approximate position of UK Power Networks' existing Electric Lines and Electrical Plant in the area affected by your proposed work. On this drawing I have shown my proposals for the alterations that I presently believe to be necessary to UK Power Networks' Electric Lines and/or Electrical Plant.

Terms and Conditions

This Estimate is subject to version 7 (September 2016) of our **Terms and Conditions For Connection and Diversionary Works** (the "Terms and Conditions") which you can view or download [here](#). Alternatively, please let me know if you would like me to send you a copy in the post. The Terms and Conditions create legally binding obligations, so it is important that you take the time to read and understand them. The **bold** text in the Terms and Conditions show particularly important provisions such as the circumstances when the Price may change, and the caps on UK Power Networks' liability. They also contain definitions of terms used in this document and in the linked pages on our website that you may find helpful.

What you need to do next

Before you decide to proceed it is really important that you take note of our **Terms and Conditions**, any **special conditions** detailed below and the details in **Your Information Pack** which includes information contained within the hyperlinked text, all of which constitute your Estimate.

If you would like to accept this Estimate you will need to ensure that the requested payment is in our bank account in full and cleared funds and that we have received your signed Acceptance Form from section 5 below by 5pm on 13 February 2027

Special Conditions

This offer is subject to the following:-

For substations and HV cables, use of an approved panel solicitor to complete the associated legal consents for UK Power Networks.

Existing cables being able to be identified at or near the jointing location. If this is not possible then we will need to excavate a trench to a known service cable location in order to complete these works. This will require a variation. The point of connection will be as shown on the included proposal plan. If additional works are required due to unsuitable ground conditions or service congestion then the additional cost will be cared via a variation.

You are under an obligation to provide the required Planning Permissions (if applicable) for Your Works, associated plans, reports and documents with the Planning Permission (for example landscaping plans) and to keep the DNO informed of any changes to the same throughout the Works.

We have not allowed for any additional costs associated with out of hours works, special reinstatement, additional traffic management costs or other conditions may be due.

We have not made any provision for the following: concrete, rock, underground structures, tree roots, culverts, ancient monuments, environmentally sensitive areas (e.g. SSSI), archeologically sensitive areas, UXO or water courses / flooding and the like, dewatering or pumping.

We have not included for any costs in association with dealing with any Gas / Electric / Oil mains in the vicinity of the works.

We have not included any specialist road or footway finishes reinstatement or any lines or markings.

We have not included any provision for work in contaminated land or for disposal of contaminated waste.

We have made no allowance for the location and repair of any existing land drains encountered whilst excavating along the cable trench route.

We have assumed that access to the site will be suitable for heavy vehicles.

We have not included for any ecological or environmental impacts or aspects.

We have assumed any site inductions will be no longer than 1 hour.

We have not included any provisions for any temporary roads or access requirements.

We have not included for any tree clearance.

This quotation allows for the crossing 3rd party land only where we have identified it.

Where there is 3rd party land along the route you may be required to obtain an agreement in principle from the landowner in order for us to proceed.

The route chosen is based on the shortest distance from the point of connection to the development site. The local authority may insist on a different route.

Due to the new Street Works UK Excavated Waste Protocol, if the excavated ground associated with your project is deemed to be contaminated following testing, there may be an additional charge due to the method required to dispose of the contaminated material.

If any additional works are required that have not been allowed for in this quotation then additional costs will be due.

Cancellations and refunds

If you wish to cancel these works after payment please send an e-mail to steve.mills@ukpowernetworks and your allocated field engineer. We will look to refund your payment less the Assessment and design charge and any costs that we have incurred on the job up to that point.

If Your Project Falls Within the Area of a New Lane Rental Scheme

Lane Rental Schemes intended to minimise disruption for road users, allow a highway authority to charge up to £2,500 per day for works on the busiest roads at the busiest times and charges apply to works promoted by both utility companies and highway authorities. Details of existing Lane Rental Schemes already operational across London and the South-East of England, and details of any proposed new Lane Rental Schemes can be found by searching the Government's Department of Transport webpage.

All new Lane Rental Schemes must be approved by the Secretary of State for Transport before they can become operational but can be implemented with a lead time that is shorter than the validity period of UK Power Networks' Quotes. Should your job fall within an area covered by a new Lane Rental Scheme that becomes operational after the date of this Quote you will be liable to pay the Lane Rental Charges incurred during the physical delivery of your project. UK Power Networks will notify you in writing if it determines that the Works, date for completion or the Price need to be adjusted to reflect delays in obtaining or complying with Consents from the local authority or road authority and any associated charges and UK Power Networks shall be entitled to vary the Works, the date for completion and the Price accordingly.

When can you expect the work to be carried out?

We will try to meet your requested dates wherever possible but the completion date will be dependent on:

- The date that you accept this Estimate.
- Any further discussions we may have with you regarding the programming of the Works.
- The completion of work by other people or companies that must be done before we can complete our work.

Subject to the Terms and Conditions and the Estimate, the DNO Works referred to in this Estimate will be completed on or before 17 August 2027.

Please note that we may require several weeks' notice to obtain materials and programme work of this nature. If you wish to proceed, it is recommended that you send your acceptance form, and payment if applicable, as early as possible to avoid delays on site.

If you are unhappy with our service

If you are unhappy with our service please be aware of our Complaints Procedure which can be found [here](#). This document details your right to contact Ofgem for a formal determination if we have been unable to resolve the matter to your satisfaction.

Do you need more information?

If you have any questions about this Estimate or need more information, please don't hesitate to contact me.

Yours sincerely



Steve Mills

Mobile: 07875 113 968
Email: steve.mills@ukpowernetworks.co.uk

Your Information Pack

The following pack provides all of the information you should need to successfully complete your electrical connection for the work you have been quoted. Please pay particular attention to the information that is specific to your project.

Do not hesitate to contact me should you require any further support.

- Section 1** The Scope of Works
- Section 2** Estimated Cost of Works
- Section 3** Your Responsibilities
- Section 4** Information To Help You As You Plan For Your Work
- Section 5** Acceptance Form To Proceed With The Works

Section **1** Scope of Works

Please read the details in this section in conjunction with the customer proposal plan.

The Diversionary Works

The alterations to UK Power Networks' Electric Lines and/or Electrical Plant, required to accommodate your proposed work, are described below:

Description of Works

Works to be carried out by the customer

It is the customer's responsibility to ensure that parking is available for our vans during the works and that there are no obstruction to our works.

Works to be carried out by UK Power Networks

Our records show that this substation currently feeds no live supplies.

UK Power Networks will confirm that this is correct. If there are any live services fed from this substation then we will need to undertake additional works to feed these services from the existing LV mains in the area.

We will then joint out Ashley Road substation by connecting a 300Ax cable between the 185Ax feeders either side of the substation.

The transformer equipment can then be removed and the lease for the site surrendered. We will surrender this site on the understanding that we will be receiving 2x on site new substations for the redevelopment of this site.

We do not currently know what traffic management the local council will ask for us to put in place for this work. Therefore the minimum figure for a standard job has been used. Further costs will be due if the council has additional requirements.

Section **2** Estimated Cost of Works

Total

Net Price (Excluding VAT)	£30,777.11
----------------------------------	-------------------

Breakdown of Costs

Description of NON-CONTESTABLE WORK that is included in your Estimate	
Work involved	Net price (£)
LV Underground Mains	
- Excavate & Reinstall LV joint hole in a footway surface type. - LV waveform mains pot end & installation of earth pin.	£1,918.67
HV Substation Civils	
- Transport of plant in normal weekday working hours - Dismantlement of a secondary substation, removal and de-oiling of switchgear - Break down an existing compound 11kV end box and terminate 300mm cable.	£7,900.30
HV Underground Mains	
11kV outage associated with the provision of an 11kV substation 11kV 300mm Triplex to 150-300mm Polylam straight joint - Labour for an Authorised Person/Senior Authorised Person in normal working hours. - Excavate & Reinstall 11kV joint hole in a footway surface type. - Excavate, lay & reinstall 11kV 300mm aluminium Triplex mains cable in a footway surface type. - Traffic Management costs	£19,744.12
Miscellaneous	
Deed of surrender for the disposal or surrender of land rights associated with re-location or redundancy of UKPN assets.	£1,214.02
Transactional Charges	
Other Charges	
TOTAL	£30,777.11

Please note that payment is required in full, in advance of the work being programmed.

Section 3 Your Responsibilities

This section provides information about the Contestable Works that you are responsible for should you accept this Estimate.

We have made all of our general information about your responsibilities available in our Knowledge Centre on our internet site at www.ukpowernetworks.co.uk. Links to each of the relevant articles are in the table below.

Please leave us feedback if you think we can improve the information we have provided.

Job Specific Responsibilities

Subject	Link to our Knowledge Library
Ducts for Diversionary Estimates	Section 3.2 Click here
Construction (Design & Management) Regulations 2015 (CDM)	Section 3.25 Click here

Section 4 Information to Help You Plan For Your Work

Generic Information Applicable to all Diversionary Estimates

Subject	Link to our Knowledge Library
Safety	Section 4.1.2 Click here
Contact us	Section 4.1.9 Click here
Lane rental charges	Section 4.1.10 Click here

Section **5** Acceptance Form (Non-NRSWA)

Job Reference: 8500387932 / 3500254553

Site Address: (Sub Dis) Ashley Road, London, N17 9LZ

You can return your completed form by post or email:

UK Power Networks (Operations) Ltd
Connections Finance, 3rd Floor
Energy House
Hazelwick Avenue
Three Bridges, Crawley, RH10 1EX

Email: ConnectionAcceptance@ukpowernetworks.co.uk

How much is it going to cost?

UK Power Networks carries out all of the requested DNO Works

Price excluding VAT

£30,777.11

Price including VAT

£36,932.52

Payment Profile

I understand that the Price, including VAT, must be paid in full to accept this Estimate. I also understand that where VAT has been charged a Tax Invoice for the Price will be issued by UK Power Networks on receipt of payment.

Please indicate your method of payment:



Online payment
portal
QR code



Online

Scan the **QR code** to access UK Power Networks easy to use 24/7 self-service online payment portal or visit onlinepayment.ukpowernetworks.co.uk. We recommend our customers to use this payment option as a preferred way of paying quotes online.



Phone

A dedicated payment line **0808 175 2600** available 24/7 to accept credit/debit card payments over the phone, or please call **0203 282 0610** to speak to one of UK Power Networks contacts. We accept all major credit and debit cards, apart from American Express/Diners Club.



Cheque

Please make cheques payable to **UK Power Networks (Operations) Ltd** and **put our reference number on the back.**



BACS/
CHAPS

Account: HSBC Bank Plc **Sort Code:** 40 05 30 **Account Number:** 02302934
UK Power Networks Ref. Number 3500254553
(Please include this reference so we know which job is being paid):

The Invoice Address	Your Site Contact
Name / Company name:	Name / Company name:
Contact name:	Contact name:
Address:	Address:
Telephone:	Telephone:
Email:	Email:

Your Acceptance

I accept your Estimate for carrying out the DNO Works. I understand that UK Power Networks reserves the right to vary the Price to cover the Costs of the DNO Works carried out and that I shall be required to pay any such additional Costs.

I have already paid £0.00 inclusive of VAT towards the total price and therefore £36,932.52 remains payable.

To accept this Estimate, the signed Acceptance Form and the requested payment in cleared funds must reach UK Power Networks by 5pm on 13 February 2027. Acceptance Forms and payments received after this date may be returned and you will need to request a new Estimate.

Signed:	Date:
Print name:	
Agent acting on behalf of:	
Telephone:	
Email:	

Job Reference: 8500387932 / 3500254553

Acceptance Form Page 2

Land Rights

If you are appointing a Solicitor to complete any legal work associated with acquiring substation sites and easements work, please provide UK Power Networks with their details by completing the table below.

Please also provide us with the name and address of the owner of any affected land.

Solicitor's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Land Owner's Information

Name / Company name:

Contact name:

Address:

Telephone:

Email:

Job Reference: 8500387932 / 3500254553

INDICATIVE* MOBILISATION & DELIVERY PLAN																		
Enabling works	Applies to this site Yes / No	Comment	Start (week)	Duration (weeks)	WEEK													
					0	1	2	3	4	5	6	7	8	9	10	11	12	13
Usual approximate time taken to prepare and submit application to local authority for Traffic Management Permit in order to carry out street works on the public highway.	Yes		1	1	Quote Accepted / Payment Received / Liaisons with customer													
Usual approximate time taken to obtain permission from Local Authority for Traffic Management Permit, in order to carry out street works on the public highway.	Yes	Roads under 6m wide will normally require a road closure if we are working within them, this process can take up to 3 months due to local authority restrictions	1	12														
Usual approximate time taken to order and receive materials and equipment prior to their installation.	Yes		1	8														
Work that you, the customer, will need to complete to prepare the site, ready for the installation work to begin	Customer to confirm the duration of this work / potential impact to on site work commencement		TBC	TBC														
Work on site commences*																		
Work programme (to be agreed) - Indicative Duration of work*				3														

*This delivery plan is 'Indicative'. The timelines shown are an indication, at the time of preparing the design and quote, of the factors that will need to be considered once payment is made and work to deliver the project can commence. These are subject to change and are provided as a guide only. The 'work commences' date is also subject to site readiness and any other preparatory works that can be discussed with the designer. This plan does not represent an actual delivery plan and only once discussions are underway with a UK Power Networks delivery representative can a plan be agreed.



Help and Support

If you would like to contact us about this application, please call our helpdesk on 080000093921. Lines are open weekdays from 8am to 5pm

Reference Number	
Your application reference number is	DS2041907
Site Address	
Postcode	N17 9LZ
Address line1	ASHLEY HOUSE
Address line2	235-239 HIGH ROAD, WOOD GREEN
Town	LONDON
County	
Site Description	
What would you like to do?	
New Properties	Yes
New properties?	
Your supply requirements	
Houses	0
Flats	608
Will you be installing a tenant valve assembly (TVA)?	Yes
Commercial units and supplies	3
Are you converting any existing properties into new properties?	No
Describe conversion	
Other supply requirements	
Landlord supplies	3
Agricultural supplies / animal troughs	0
Firefighting system	3
New temporary supply for building work	0
Existing Supplies	
How many supplies are there already on-site?	0
Do you want to keep this supply?	
What do you want to use it for?	
How many of these supplies do you want to keep?	
Firefighting system	
Have you carried out a fire flow and suppression test?	No
Types of firefighting system needed	
Sprinkler Systems	2
Flow rate (litres per second)	0
Mist systems	0
Flow rate (litres per second)	
Private fire hydrants	0
Flow rate (litres per second)	
Other firefighting system required	1

Flow rate of other firefighting systems (litres per second)	0
Describe this firefighting system	Wet Riser Tank
New temporary supply for building work	
New temporary building supplies required	0
Water Disposal	
What method are you using to discharge your surface water?	Not Sure
Which plots / properties will not be connected?	
How will sewage (i.e. everything except rain water) be disposed of on site?	Public Sewer
About Your Plumbing	
Will you have any of the following?	
Water conditioner or softener	No
Douche spray (handheld trigger sprayer for personal hygiene)	No
Pump or booster (increases water pressure)	Yes
Rainwater (or any other type of water) recycling system	No
Chilled cold water supply (provides cooled drinking water via a central cooling unit or storage tank)	No
Pond or swimming pool with a capacity above 10,000 litres	No
A pipe that will be laid less than 0.75m, or more than 1.35m, below surface level (your plumber should be able to advise you on this)	No
Borehole (a private underground water supply)	No
Heat interface unit (used in homes connected to a communal or district heating system instead of an individual boiler)	Yes
Plant room (houses equipment for heating and hot water systems)	Yes
Energy centre (facility supplying heating and hot water to multiple buildings)	Yes
Does it draw more than 12 litres per minute?	Yes
Will the resyycling system use water from our mains as a back-up water source?	No
Will the pond or pool be filled automatically (for example, via a ball valve) with water from our mains?	No
Will the Borehole use water from our mains as a back-up water source?	No
Primary contact	
First Name	Dan
Last Name	Lyczba
Business Name	Meinhardt UK
Phone Number	02078317969
Email Address	dan.lyczba@meinhardt.co.uk
Address Line1	1 London Wall
Address Line2	
Town	London
County	
Postcode	Ec2y 5ea
Role	Consultancy or agent
Please specify (Other Role)	
Invoicing Details	

Who should the quote be sent to?	Someone Else
Contact Details	
Which of the following best describes them	Business
First name	
Last name	
Business name	Re:Shape
Email Address	jermaine@reshapeliving.co.uk
Address Line1	1 Blandford Street
Address Line2	Marylebone High Street
Town	London
County	
Postcode	W1u 3da
Water bill payer	
The water bill will be paid by	Someone Else
Contact Details	
Which of the following best describes them	Business
First name	
Last name	
Business name	Re:Shape
Address Line1	1 Blandford Street
Address Line2	Marylebone High Street
Town	London
County	
Postcode	W1u 3da
Application and design fee invoice	
Do you need a pro-forma invoice for the application and design fees?	Yes
The pro-forma should be made out to	Someone Else
Contact Details	
Which of the following best describes them	Individual
First name	Dan
Last name	Lyczba
Business name	
Email Address	dan.lyczba@meinhardt.co.uk
Address Line1	1 BLANDFORD STREET
Address Line 2	MARYLEBONE HIGH STREET
Town	LONDON
County	
Postcode	W1U 3DA
Payment details	
Total	41010

Invoice

Commercial Billing

Page 1 of 1

DUPLICATE INVOICE COPY 2

JERMAINE BROWN
1 BLANDFORD STREET
MARYLEBONE HIGH STREET
LONDON
W1U 3DA

DEVELOPER SERVICES CLEAN
THAMES WATER UTILITIES LTD
CLEAR WATER COURT
VASTERN ROAD
READING RG1 8DB

Purchase Order No.		Customer No.	M336186
Salesperson	DEVELOPER SERVICES	Invoice No.	CBO2600812
Phone No.	0800 009 3921	Posting Date	17/07/26
JMS Job No.	DS2041907		
Site Address	Ashley House at N17 9LZ		

If you have any queries regarding this invoice, please contact your sales person on the telephone number above.

Description	Quantity	Unit Price	VAT %	Amount
Service Connection Application Fee	1.00	105.00	20.0	105.00
Service Connection Design Fee 1st property	1.00	190.00	20.0	190.00
Service Connection Design Fee Each Additional property (after 1st)	616.00	55.00	20.0	33,880.00
Currency				GBP
Total				34,175.00
VAT Amount				6,835.00
Total incl. VAT				41,010.00

Your payment terms are within 14 days.. Please send payment to the address above, or phone for card payment.

VAT Reg. No. GB 537456915

M336186/CBO2600812

41,010.00

JERMAINE BROWN
1 BLANDFORD STREET
MARYLEBONE HIGH STREET
LONDON
W1U 3DA



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