



Where
buildings
come alive



Kingscote Place

241300-CPW-XX-XX-RP-N-320003

Utilities Statement

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Sustainability at our core.

Document Revision History

Rev	Author	Verification By
P01	M.Reeves	S.P.Tester
P02	M.Reeves	S.P.Tester

Ref

241300-CPW-XX-XX-RP-N-320003

Date	Suitability	Comments / Status
July 26	S2	Draft Issue for Comment
August 26	S2	Planner Comments Incorporated

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1.0 Introduction

This report has been produced to detail the new utilities required for Kingscote Place.

CPW have identified the quantity of new connections and undertaken generic load assessments for each service where applicable.

CPW shall input as required to enable the Client to obtain all new connection applications.

The information within this report assists the Client to understand the assumptions made for the new connections required and aid applying for new quotations

The scheme will be delivered in phases; with the bungalows constructed first, followed by the central facility building (CFB) then the apartment blocks.

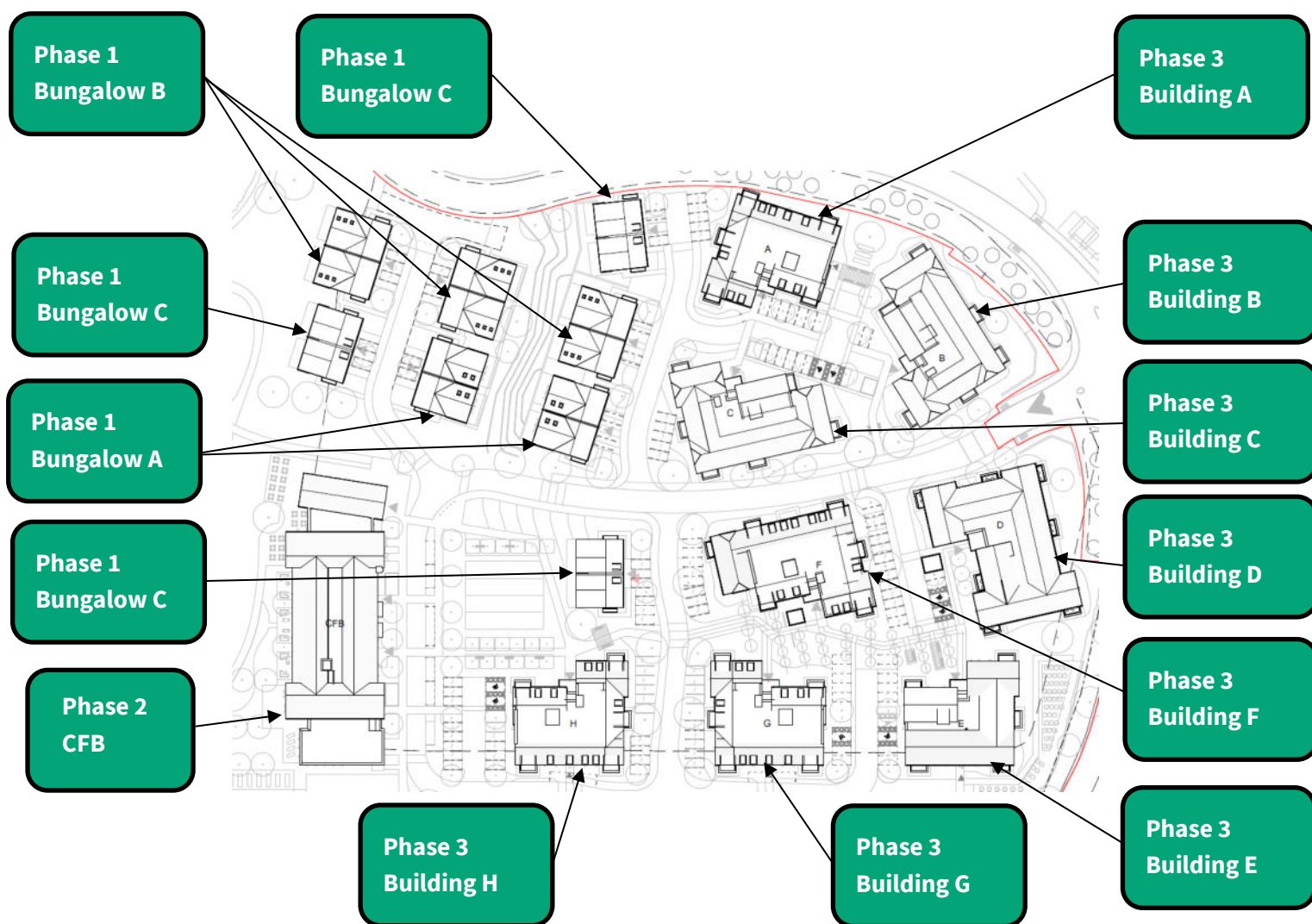


Figure 1 -Kingscote Place Site Plan

2.0 Existing Services

It is understood that services do not exist on the existing site.

3.0 Disconnections & Diversion Works

It is understood that services do not exist on the existing site, therefore no diversions or disconnections required.

4.0 New Connections

CPW have quantified the number of new connections required for each service required at Kingscote Place.

The generic load assessments have been based on the apartment schedule shown below:

Plot Ref.	Apartment Types			
	1B2P	2B3P	2B4P	3B5P
CFB	4	0	2	2
A	3	2	8	2
B	2	0	5	4
C	2	0	6	4
D	3	2	8	2
E	2	0	6	2
F	3	2	8	4
G	3	2	8	2
H	3	2	8	2

Plot Ref.	Bungalows
	No of Bungalows on Site
Bungalow A	4
Bungalow B	6
Bungalow C	6

Please note quantities may change as the scheme develops which will impact the load provided and resulting incoming services sizes.

UTILITIES TO BE PROVIDED FROM MAIN ACCESS ROAD

A

B

PRINE LANE

BLUEBELL CIRCLE

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5.0 Water

The water provider at Kingscote Place is South-East Water and should be contacted to ensure capacity within this existing infrastructure is available.

CPW have completed a water load assessment based upon the requirements of each plot including:

- Residential Potable Water
- Landlord Potable Water
- Residential Sprinklers

The water applications for new connections will be completed by the Client. In order to provide a budget cost for inclusion within the cost plan CPW have approached energy assets for a quotation, the quotation is due to be received 28th August.

All apartments shall be served via the tank room located in the CFB, the tank will provide both potable and residential sprinkler water supplies.



Figure 3 - Site Water Distribution

The below table identifies the loading units for each sanitaryware used to form the basis of the water load assessment.

Table 01. Sanitaryware Loading Units Based On CIBSE C4.A2 & BS EN 806-3							
	Apartment Sanitaryware						
	Wash Hand Basin	WC	Shower	Dishwasher	Washing Machine	Sink	Bath
Loading Units	1	1	2	2	2	2	4

The quantity of sanitaryware within each of the apartment types has been estimated based upon the worst case apartment.

The subsequent loading units for each of the plots are as below.

Table 02. Sanitaryware Within Each Apartment Type							
Apartment Type	Apartment Sanitaryware Quantities						
	Basin	WC	Shower	Dishwasher	W.Machine	Sink	Bath
1B2P	1	1	1	1	1	1	-
2B3P	2	2	1	1	1	2	1
2B4P	2	2	1	1	1	2	1
3B5P	2	2	1	1	1	2	1
Bungalow Type A	2	2	1	1	1	1	1
Bungalow Type B	2	2	1	1	1	1	1
Bungalow Type C	2	2	2	1	1	2	-

The loading units for each of the apartment types are given in the below table.

Table 03. Apartment Loading Units							
	1B2P	2B3P	2B4P	3B5P	Bungalow Type A	Bungalow Type B	Bungalow Type C
Loading Units	10	16	16	16	18	18	16
Apartment quantity	22	8	60	28	4	6	6
Total Loading Units per Type	220	128	960	448	72	108	96
Total Loading Units	2032						

The loading units for the CFB are given in the below table.

Table 04. CFB Loading Units – Communal Areas						
	Sinks	Wash Hand Basin	Shower	WC	Dishwasher	Washing Machine
Fittings	14	21	10	11	4	6
Loading Units per Fitting	28	21	20	11	8	12
Total Loading Units	100					

The total loading units for each of the plots and the site are detailed below.

Table 05. Plot Loading Units	
	Loading Unit Total per Block
Building A	222
Building B	180
Building C	180
Building D	224
Building E	148
Building F	254
Building G	222
Building H	222
Total Bungalow A	72
Total Bungalow B	108
Total Bungalow C	96
CFB	204
Grand Total	2132

The new water connections for Kingscote Place, indicative peak diversified rate and sizes are detailed below:

Table 06. New Water Connections		
Connection Description	Size (mm)	Minimum Flow (l/s)
Site Wide Metered Cold-Water Connection	90mm	5.5

It is envisaged that a single incoming watermain feed the site with new connection branches off the single mains incoming pipework.

In addition, there are several new hydrants required for the scheme, it is envisaged that connections to the fire hydrant will be taken as unmetered branches.

The Fire Engineer and Fire Brigade should be consulted prior to any formal water application to understand the requirements.

6.0 Electrical

The electricity Distribution Network Operator (DNO) at Kingscote Place is UK Power Networks (UKPN) and as such UKPN should be contacted to ensure capacity within this existing infrastructure is available.

The electrical applications for new connections will be completed by the Client. In order to provide a budget cost for inclusion within the cost plan CPW have approached energy assets for a quotation, the quotation is due to be received 28th August.

CPW have completed an electrical load assessment based upon the requirements of each plot including:

- Apartment loads (inc EAHP's)
- Landlords lighting & power
- Central facility building
- Life safety equipment (inc. wet residential sprinklers and smoke ventilation)
- Lifts
- Electric Vehicle Charging (EVC) inline with Approved document Part S and Rangeford Villages EVC documentation

All apartments shall be served via a HV/LV substation located central to the site. The substation will provide all primary power supplies to general loads and certain life safety loads. Any secondary electrical power supplies will be served by batteries within the equipment. i.e. emergency lighting and smoke ventilation.

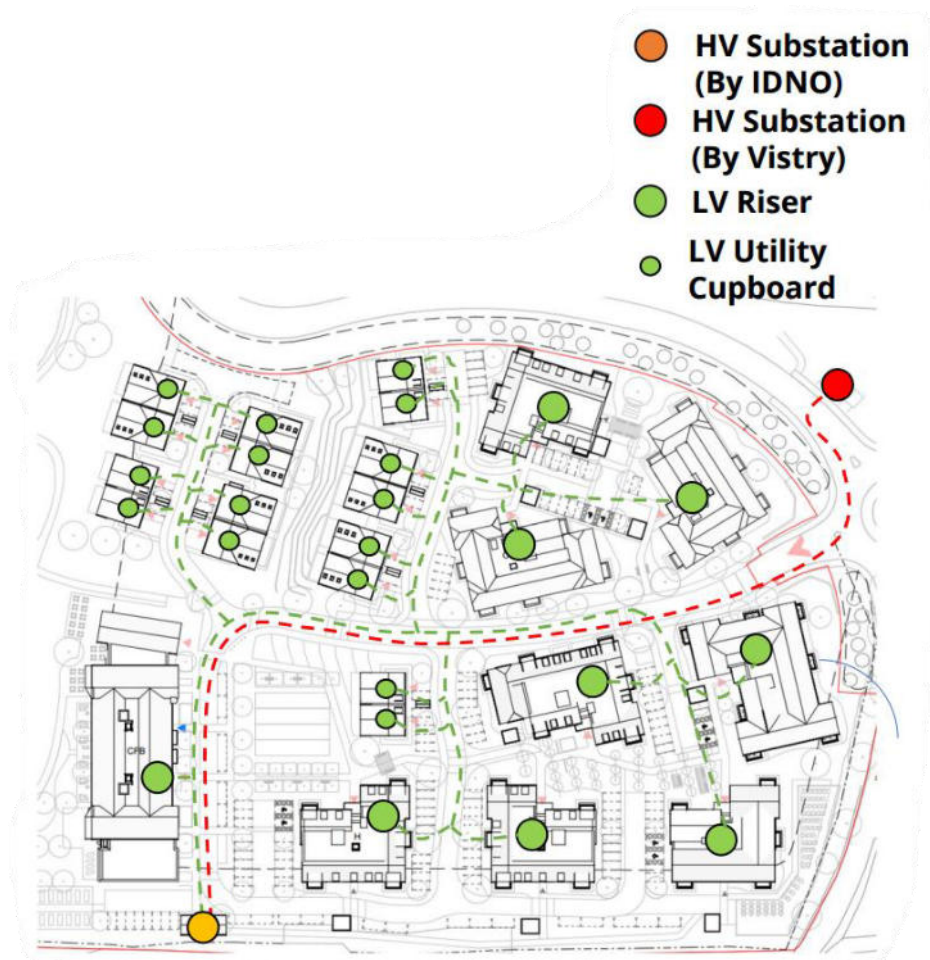


Figure 4 - Site Electrical LV Distribution (TBC by IDNO)

The below table identifies the electrical load allowances made for each apartment size to form the basis of the After Diversity Maximum Demand (ADMD) assessment. This is based on the information from UK Power Networks (UKPN).

Whole site - ADMD Summary		
	Quantity	Unit Total per Block KVA
Bungalow Loads	16	63.1
Block Type A	2	100.5
Block Type B	3	212.0
Block Type C	1	64.9
Block Type D	1	48.6
Block Type E	1	74.4
CFB Residential loads		24.1
CFB Landlord loads		589.6
EVC		345.0
Whole Site		1522

CPW propose that the new electrical connections are made within the HV/LV room within the CFB. Further LV connections to each separate plot may be provided either by the DNO or by an Independent Distribution Network Operator (IDNO). The split of load across several transformers should be arranged by IDNO to suit the site and any associated phasing plans.

Note the total site ADMD of 1522kVA

7.0 Telecoms

New telecoms fibre services will be required to each individual plot.

The routes and number of connections are yet to be understood.

CPW recommends that there is an allowance made for fibre connections from two separate providers to provide the site with resilience and tenants with free choice of broadband providers.

All plots will be served via separate dedicated comms equipment containing fibre distribution points serving all apartments, landlords services and CFB.

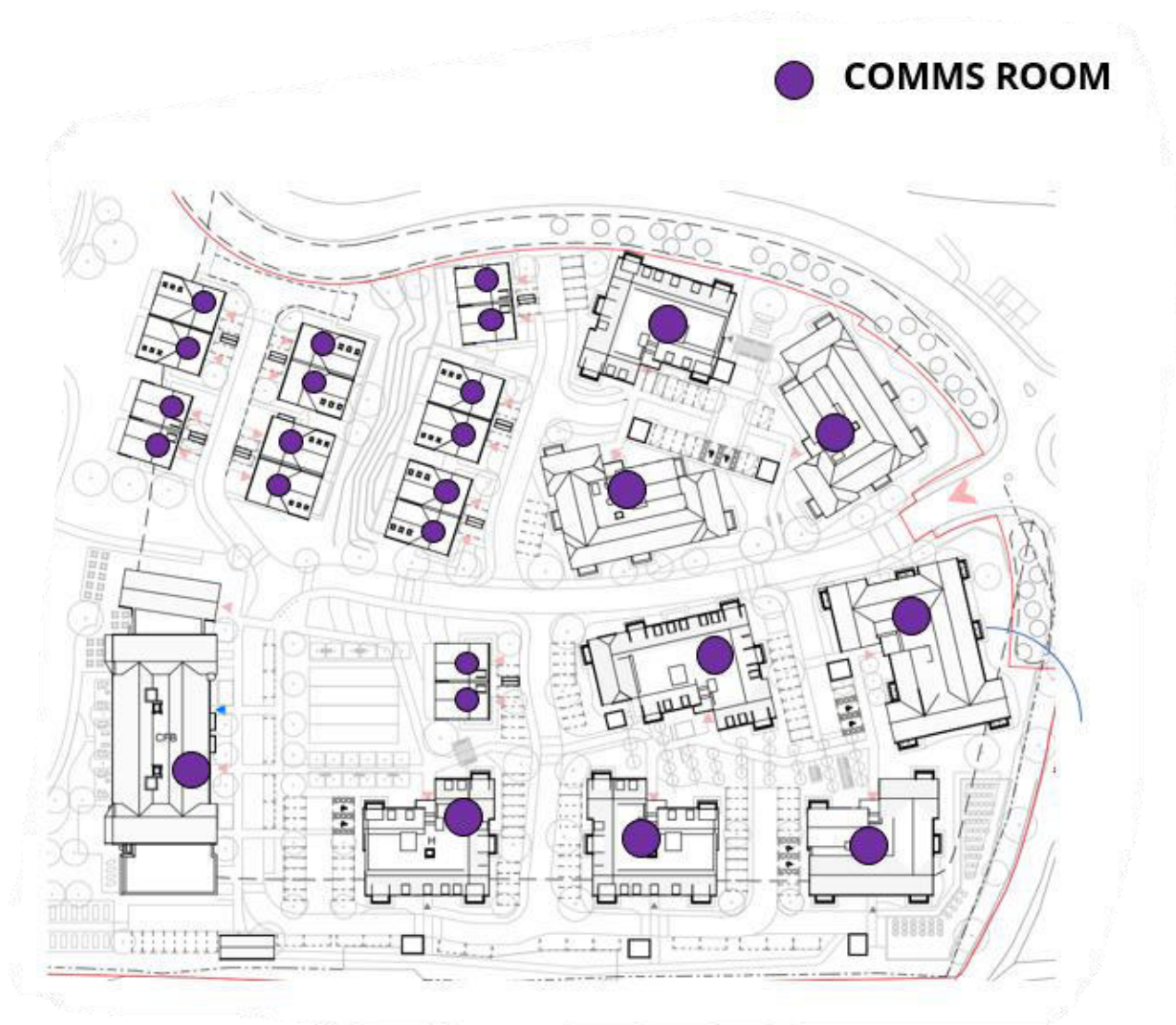


Figure 5 - Site Telecoms rooms

8.0 Appendices

Appendix 1 – EMD Calculation Summary



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Client: Rangeford Villages

Project: Kingscote Place, East Grinstead

Project No	Engineer	Reviewed	Revision	Date
241300	AH	GT	2	31/07/2026

241300-CPW-XX-XX-CA-E-94001

Kingscote Place - ADMD Summary

		Qty	kVA	
Kingscote Place -Total Site Load	Bungalow Loads		63.1	1522 kVA
	Block Type A	2	100.5	
	Block Type B	3	212.0	
	Block Type C	1	64.9	
	Block Type D	1	48.6	
	Block Type E	1	74.4	
	CFB Residential loads		24.1	
	CFB Landlord loads		589.6	
	EVC		345.0	

Notes

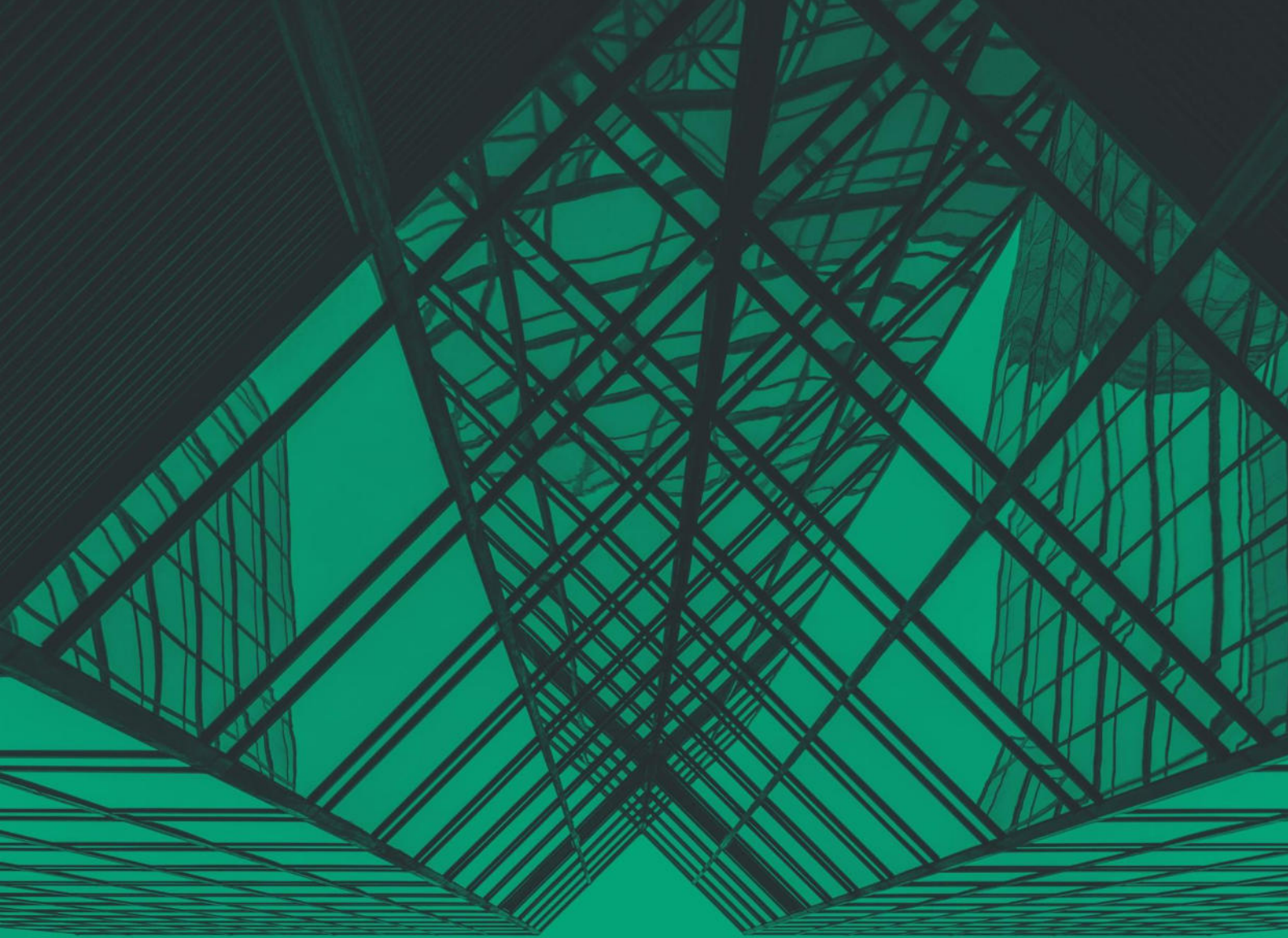
- 1 - Power supplies for allocated for BCWS & sprinkler pumps are contained within the CFB ADMD.
- 2 - Smoke ventilation requirements assumed to be a natural systems via AOV shafts and/or hatch at the head of the stair TBC by the Fire Engineer.
- 3 - Electrical loads for the apartments based on UKPN EDS 08-20007 recommendations
- 4 - Assumed no lighting required within the external refuse store.
- 5 - EV charging to be supplied from 5no external feeder pillars complete with separate cut-outs and meter therefore no load allocated to the block type ADMD .
- 6- EV charging loads assume load management system (not full capacity)
-

Revision

- P1 - 19/06/2026 - First Draft
P2 - 31/07/2026 - not issued - added sprinkler pump supplies



Appendix 2 – Indicative External Services



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