Waterstone Design
Building Service & Environmental Consultants

Former Novartis Site, Parsonage Road, Horsham Phase 1

Proposed Utilities Infrastructure Report

Muse Developments Ltd
/Lovell Partnerships Ltd

For Preliminary Issue

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Issue and Revision Record

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Contents

1.0 Project Description

The utilities statement below layouts the plan for the project and identifies the method in which the development will be fed for the project known as Novartis Site - Horsham.

The development consists of 209 residential homes, comprising houses and apartment blocks.

There are 2 accompanying phases to the development and a Multi Utility Provider has been appointed across the phases to provide electrical services, fresh water supplies along with both surface and foul water drainage systems.

PowerOn are the provider in this case and we are liaising with them to ensure site loadings and demands are tracked for their proposals.

2.0 Telecoms

BT (Openreach) will provide the development with communication infrastructure outlined below.

The intent is to serve the developed with both ducted fibre and copper services installed underground from external access pits in the roadway.

BT will free issue easy bend fibre tubing to the contractor and upon installation of fibre cabling, the contractor will arrange for BT to return to the site to install the main fibre back bone and the infrastructure within the roads, make final connections and fully test and commission the system.

A fibre splitter will be installed within each riser for blocks of flats and easy bend cables will extend from there to each dwelling.

The following provision has been made:

1No. easy bend fibre cable to each dwelling / apartment.
1No. dedicated line for each flat block, and landlord point. i.e. pump station for telemetry.

3.0 Gas Supply

No Gas will be provided to the site, with the site heating and hot water demand being provided via Air Source and Exhaust Air Heat Pumps with direct electrical panel heaters installed as appropriate.

4.0 Surface and Foul Water Drainage

The drainage for the development will be gravity fed to all areas. Any drainage below the slab falls within the civil engineering package.

System 3 Foul Drainage is to be installed. Sanitary appliances will be connected to a full bore branch discharge pipe, with a filling degree of 100%. Main SVP stacks are partially filled and vented as a primary vented stack to atmosphere where possible with AAV’s only when this is not possible.

Surface water drainage is to be non-syphonic and designed with 33% filling degree in vertical pipes and 70% in offsets.

Grey Water Recycling ambitions for the site to reduce overall wate usage mean that 2 systems will be installed to enable capture of grey water and foul being taken direct to sewer.

5.0 Potable Water

New water mains shall be distributed across the site with incoming supplies to each individual house.

The apartment blocks will be supplied via bulk connection which will be fed into a main water tank and pump set which will distribute BCWS around the apartment block, with water meters fitted into the risers on each floor.

Houses will have a direct mains connection to the water supply network in the roadways/ pavements.

Water usage across the site is subject to strict water neutrality rules and as such calculations are in place to reduce consumption, recycle water where possible and offset water usage elsewhere to achieve this.

Landlord's supplies will be provided to bin store areas and landscape watering points which will be fed via a CAT 5 system delivering standalone storage, boosted water supply and distribution.

6.0 HV & LV Supply

The development will be supplied from the DNO's High Voltage (HV) network via a substation which will be situated at street level and afford 24/7 access for the DNO.

Substations are proposed to be located externally to buildings as standalone units currently and these are highlighted on the site wide plans. We do not anticipate internal sub stations of this phase of works

The development consists of 209 residential units, with car parking spaces.

The design assumes heating will provided to the houses via an individual air source heat pump (ASHP) whilst the apartments will be supplied via an internal Exhaust Air Heat Pump. All residential units will utilise electric cooking.

Electrical supplies for the apartments shall be taken to the relevant blocks communal riser cupboard, where it shall terminate in a multi-way fuse board, with meters located inside the dwellings.

Houses will have their electricity meter in the service cupboard under the stairs or adjacent services cupboard.