

Cunningham Developments & property services ltd.

Cunningham Developments & property Services is an innovative, design-led practice built on relationships with over 13 years of experience. Our imaginative designers and energetic studio have a proven track record for bringing ambitious and appropriate designs through to successful realisation.



Services provider report, 17 Hardinge Road Development 6

Residential Units:

Project Site: 17 Hardinge Road TN24 8HB

Client: Dufont Faes Ltd

Date: 28-11-2025

Access Statement for 17 Hardinge Road, TN24 8HB

Brief: To design and propose 6 residential units with front drive way parking and rear communal garden area.

Project Overview

This statement addresses the infrastructure requirements for the proposed development of 6 residential units at 17 Hardinge Road, TN24 8HB, which includes a front car park area and a rear communal garden space. The following sections detail our approach to Network Power and Southern Water's requirements, ensuring compliance with all regulatory standards and best practices.

Addressing Network Power

Upon careful analysis of the Network Power's assessment letter, we acknowledge the need for a robust power supply to service the proposed residential units effectively. To ensure that the new development meets the power demands of the 6 residential units, the following steps will be implemented:

1. **Notification and Approval:** We will formally notify Network Power of our development plans and seek their approval for the necessary modifications to the power supply. This step is critical to ensure that we align our project with their requirements and timelines.
2. **Three-Phase Mains Supply:** Following the approval from Network Power, arrangements will be made to bring a three-phase mains power supply into the site via Network Power Engineers. This is essential for accommodating the energy demands of the residential units, which will include provisions for heating, lighting, and electrical appliances.
3. **Construction Programme and Schedule of Works:** A detailed construction programme will be developed to outline the timeline for bringing the three-phase power onto the site. This schedule will consider the coordination with other construction activities to minimise disruption and ensure a smooth integration of services.
4. **Compliance with Standards:** All electrical installations will comply with the latest regulations and standards, ensuring safety and reliability for future residents. This includes adherence to the IET Wiring Regulations (BS 7671) and any local codes of practice.

Addressing Southern Water

To ensure adequate drainage and water management for the proposed development, we will implement a full drainage design scheme, which will be contingent upon obtaining planning permission. The following elements will be integral to our approach:

1. **Full Drainage Design Scheme:** A comprehensive drainage design will be developed to manage surface water and foul water efficiently. This scheme will ensure that the proposed development does not adversely affect the surrounding environment or existing drainage systems.
2. **Structural Calculations:** Detailed structural calculations will be conducted to support the drainage design. These calculations will be prepared by chartered engineers at STAPS Engineering Ltd, who will ensure that all designs are structurally sound and compliant with relevant engineering standards.

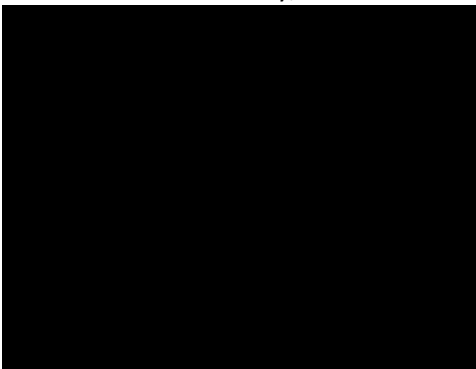
3. Sustainable Urban Drainage Systems (*SUDS*): As part of our commitment to environmental sustainability, a SUDS design will be incorporated into the drainage scheme. This approach will manage surface water runoff effectively, promoting infiltration and reducing the risk of flooding. The SUDS design will include features such as permeable paving, rainwater harvesting, and bio-retention areas, all aimed at enhancing the ecological value of the development.

4. Implementation and Monitorin: Upon approval of the planning permission, the proposed drainage and SUDS designs will be integrated into the overall construction package. Continuous monitoring and assessment will be conducted throughout the construction phase to ensure compliance with the approved designs and to address any emerging issues promptly.

Conclusion

In summary, the proposed development at 17 Hardinge Road, TN24 8HB, will adhere to the necessary protocols for Network Power and water management. By collaborating with Network Power and Southern Water, we aim to ensure that our development is both sustainable and compliant with all regulatory requirements. The implementation of a three-phase power supply and a comprehensive drainage scheme, including SUDS, will contribute to a successful and environmentally responsible project that meets the needs of future residents.

Yours Sincerely,



Justin A. Roach
Architectural Construction Designer,
Assessor,
DIP, FDA, BA(Hons)