

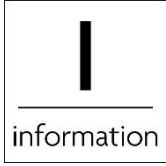
Stage 2 (Concept Design) Drawings

DATE OF ISSUE: 14 JANUARY 2022
ISSUE: P02
HM REFERENCE: 27618-RP-CS-002
CLIENT REF: MOSE-HMM-ZZ-ZZ-RP-N-0002

PROJECT:
38-42 MOSLEY STREET
MANCHESTER
M2 3AZ

CLIENT:
BRUNTWOOD
UNION, 2-10 ALBERT SQUARE
MANCHESTER
M2 6LW





PROJECT NAME:

38-42 MOSLEY STREET

REPORT NAME:

Stage 2 (Concept Design) Drawings

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HM REFERENCE:

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CLIENT REF:

MOSE-HMM-ZZ-ZZ-RP-N-0002

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DOCUMENT HISTORY:

ISSUE	DATE	DETAILS
P01	6/12/2021	RIBA STAGE 2 ISSUE
P02	14/1/2022	RIBA STAGE 2 - ISSUED FOR PLANNING

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38-42 MOSLEY STREET MANCHESTER M2 3AZ
Stage 2 (Concept Design) Drawings



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Incoming Telecoms

Remove redundant incoming telecoms.
Retain/replace with new to suit
refurbishment requirements

LV Switchroom

New lighting, emergency lighting & lighting
controls.
New general small power for maintenance

Shower / Changing Rooms

New lighting, emergency lighting & lighting
controls.
New general small power for toilet hand
driers.
New disabled toilet / shower alarm system

Bike Entrance

New lighting, emergency lighting &
lighting controls at ground /basement
levels only

Circulation and Escape Stairs

New lighting, emergency lighting
& lighting controls to circulation
and escape stairs

Existing 350-400mm wide cable
tray with main electrical service
cables from Spring Gardens Main
LV Switchboard to serve Mosley
Street

Bike Store

New lighting, emergency lighting & lighting
controls.
New general small power for maintenance.
Containment only for security

Gym / Studio

New lighting, emergency lighting & lighting
controls.
New general small power for maintenance.
New general small power on skirting
trunking around gym for machines
Containment only for security



Existing Merlin Gerin MCCB
panelboard SB1 to be removed

Existing Main LV Switchboard to
be retained and reused

Toilets

New lighting, emergency lighting &
lighting controls.
New general small power for toilet
hand driers.
New disabled toilet / shower alarm
system (if required)

Cable trays rise to ground floor

New MCCB panelboard DB TGF02 to
serve Ground Floor tenant, including
feed to basement MCB distribution
board

Screening Room / Store

New lighting, emergency lighting & lighting
controls.
New general small power for maintenance.
New general small power for AV
Containment only for AV

Existing distribution boards DB
MP2 & DB MP3 (served from tbc)
to be removed

New general lighting and power
MCB distribution board DB BA to
serve basement level

250mm wide cable tray rises to
upper floors for sub-mains cables



Tenant BF02 (Suite 02)

Electrical services by tenant
Temporary access lighting & emergency
lighting to be provided
General small power to cleaners sockets
only

Do not scale from this drawing.
Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1

Legend

- 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- 200mm wide cable basket / tray for incoming telecoms to tenants

P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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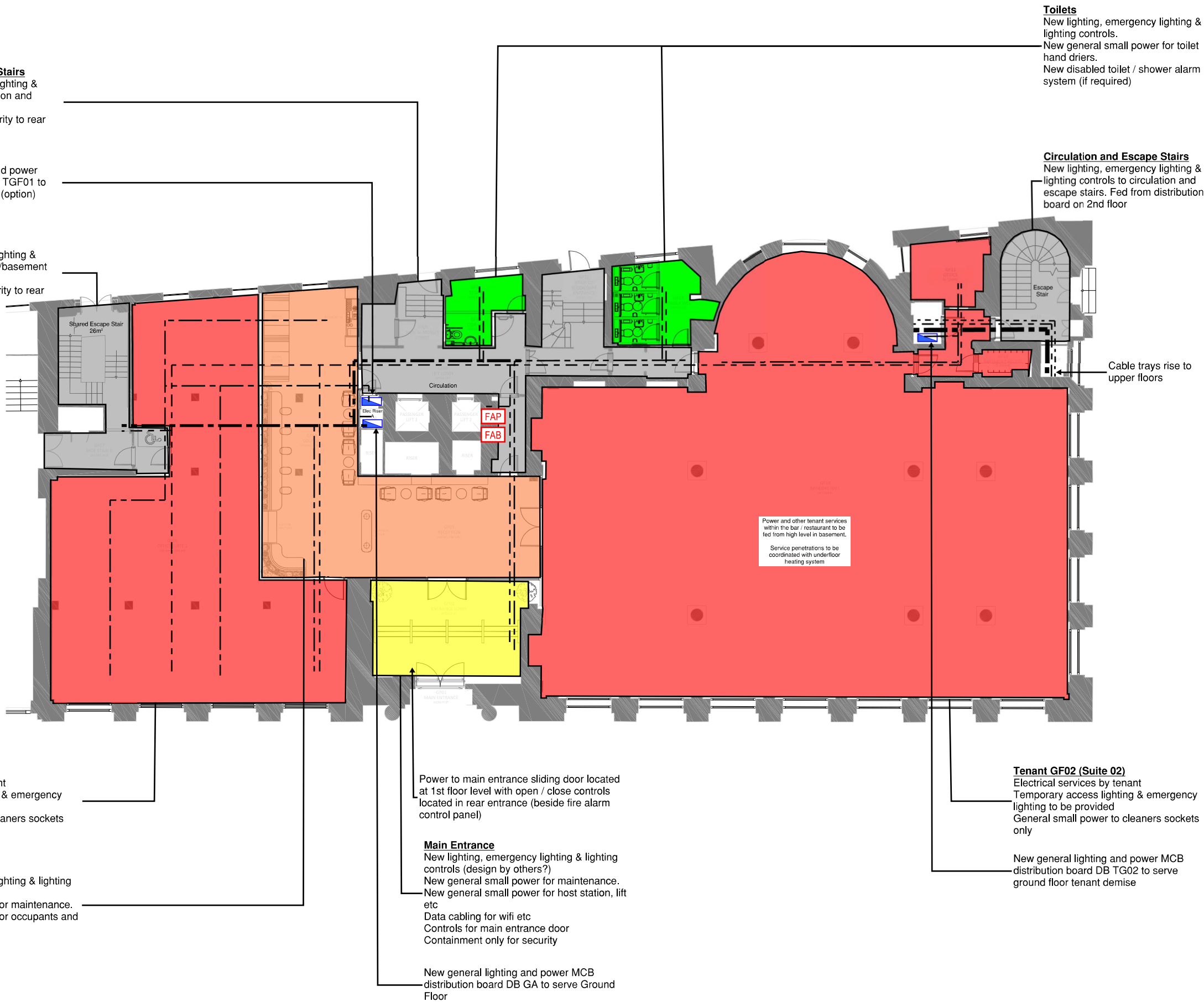
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Client
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
Basement Level
Multi Let Scope of Works

Scale 1:200	Sheet Size A3	Checked	Approved
Status RIBA STAGE 2	Drawing No. MOSE-HMM-ZZ-B1-SK-E-0201	Rev P2	



Do not scale from this drawing.
Verify dimensions by site measurement.
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This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1.
3. Fire alarm control panel to be located in cupboard at rear of main entrance, as existing fire alarm control panel. Repeater panel to be installed in rear entrance, if required as part of fire strategy.

Legend

- 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- - - - 200mm wide cable basket / tray for incoming telecoms to tenants

P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked



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Client
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
Ground Floor
Multi Let Only Scope of Works

Scale	Sheet Size	Checked	Approved
1:200	A3		

Status	
RIBA STAGE 2	
Drawing No.	Rev
MOSE-HMM-ZZ-GF-SK-E-0202	P2

Software: Bluebeam Revu

Circulation and Escape Stairs
New lighting, emergency lighting & lighting controls to circulation and escape stairs
Containment only for security to rear entrance

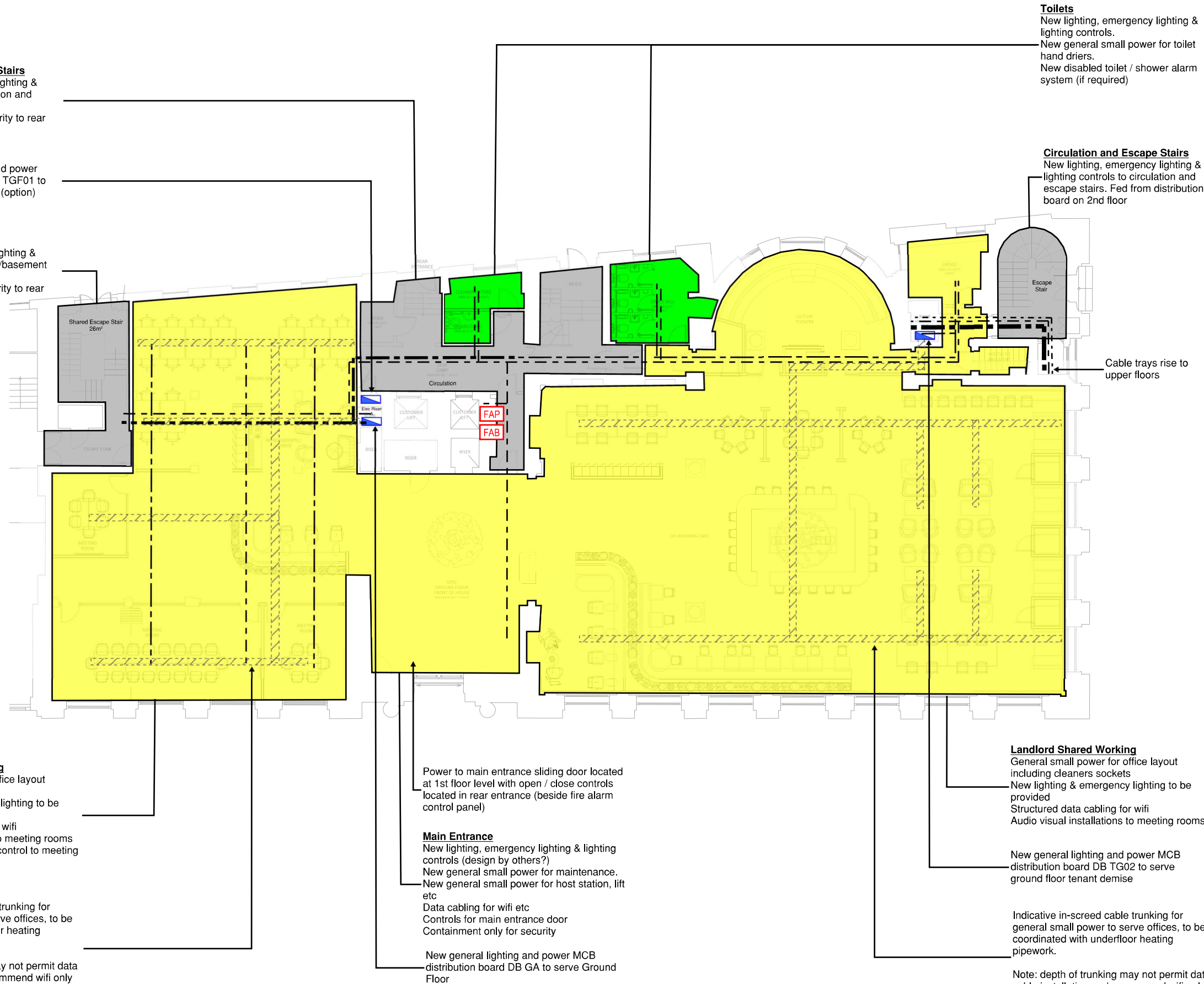
Existing general lighting and power MCB distribution board DB TGF01 to serve Ground Floor tenant (option)

Bike Entrance
New lighting, emergency lighting & lighting controls at ground /basement levels only
Containment only for security to rear entrance

Landlord Shared Working
General small power for office layout including cleaners sockets
New lighting & emergency lighting to be provided
Structured data cabling for wifi
Audio visual installations to meeting rooms
Security including access control to meeting rooms (containment only)

Indicative in-screed cable trunking for general small power to serve offices, to be coordinated with underfloor heating pipework.

Note: depth of trunking may not permit data cable installation and recommend wifi only to office areas



Toilets
New lighting, emergency lighting & lighting controls.
New general small power for toilet hand driers.
New disabled toilet / shower alarm system (if required)

Circulation and Escape Stairs
New lighting, emergency lighting & lighting controls to circulation and escape stairs. Fed from distribution board on 2nd floor

Landlord Shared Working
General small power for office layout including cleaners sockets
New lighting & emergency lighting to be provided
Structured data cabling for wifi
Audio visual installations to meeting rooms

New general lighting and power MCB distribution board DB TG02 to serve ground floor tenant demise

Indicative in-screed cable trunking for general small power to serve offices, to be coordinated with underfloor heating pipework.

Note: depth of trunking may not permit data cable installation and recommend wifi only to office areas

Do not scale from this drawing.
Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1.
3. Fire alarm control panel to be located in cupboard at rear of main entrance, as existing fire alarm control panel. Repeater panel to be installed in rear entrance, if required as per fire strategy.

Legend

- 300mm wide cable tray / basket for low voltage lighting & general small power final circuit cabling
- 100mm wide basket for low voltage lighting & general small power final circuit cabling
- 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- 200mm wide cable basket / tray for incoming telecoms to tenants

P1	06/12/21	Stage 2	Issue	RMF	RMF
Rev	Date	Description		Drawn	Checked

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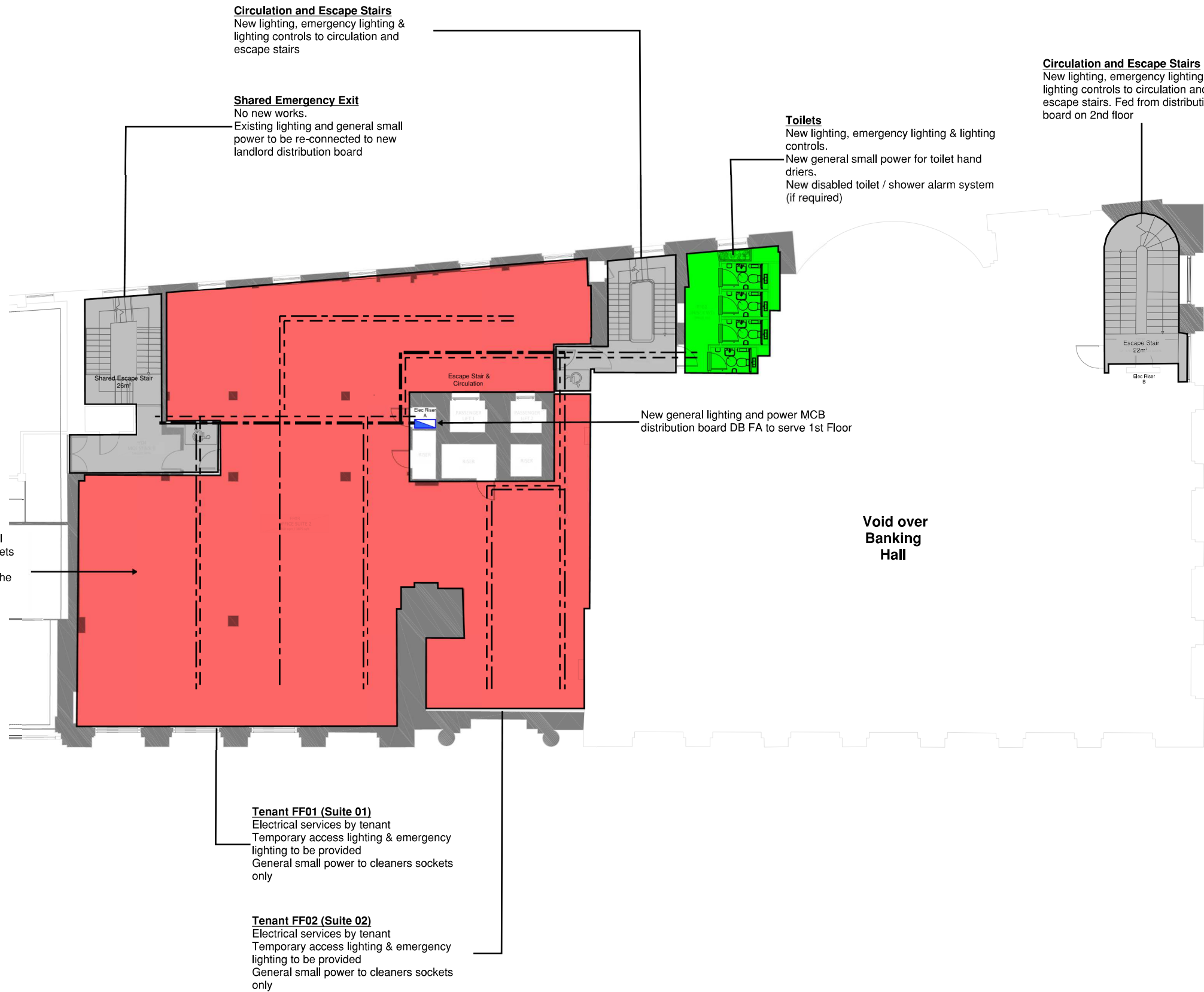
Client
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
Ground Floor
Single Level Only Scope of Works

Scale	Sheet Size	Checked	Approved
1:100	A3		

Status	Revised	Rev
MC-5-HMM-ZZ-GF-SK-E-0203		P1



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Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1

Legend

- 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - - 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- - - - - 200mm wide cable basket / tray for incoming telecoms to tenants

P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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Bruntwood

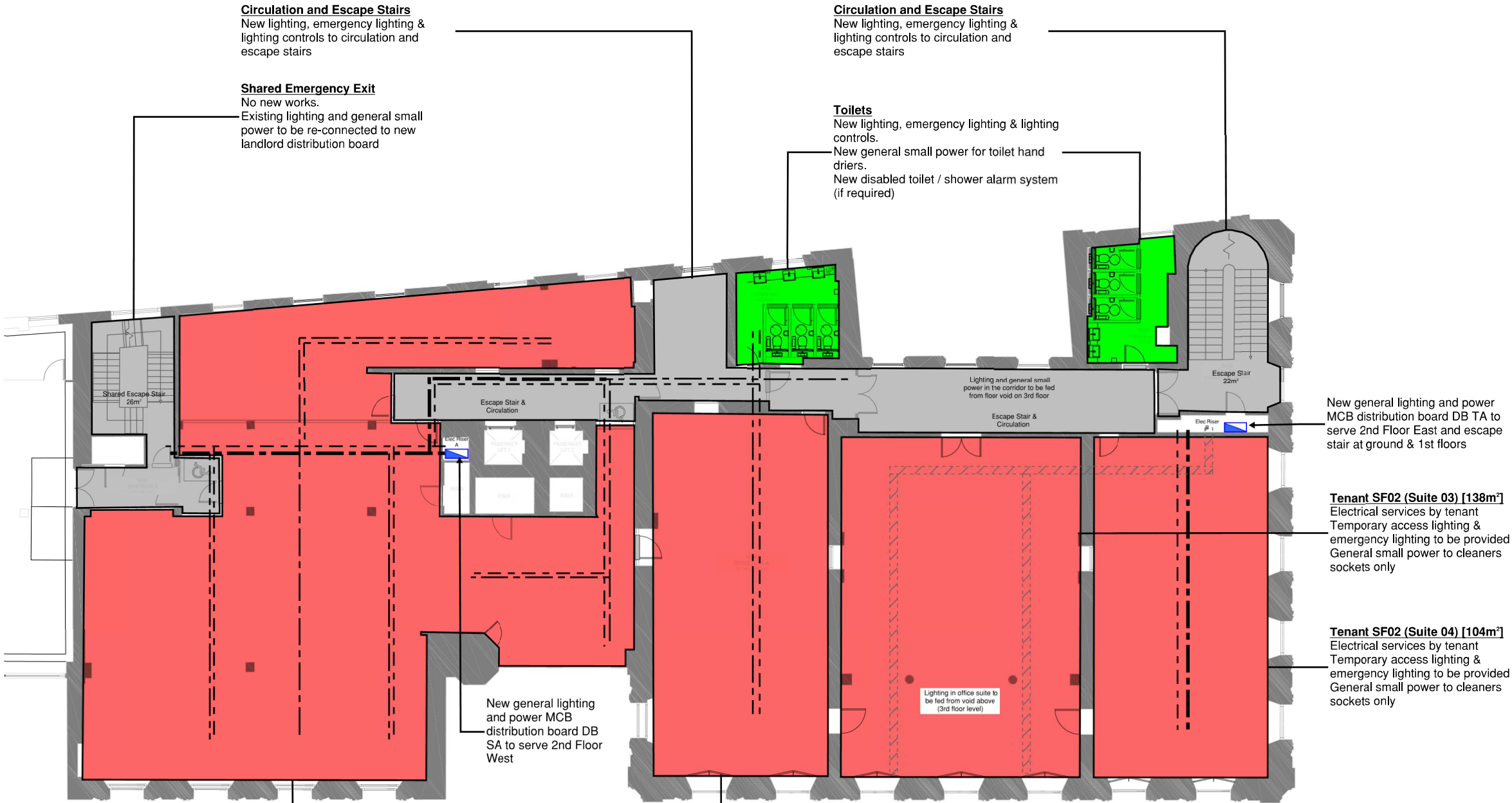
Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
1st Floor
Multi Let Scope of Works

Scale	Sheet Size	Checked	Approved
1:200	A3		

Status
RIBA STAGE 2

Drawing No. Rev
MOSE-HMM-ZZ-01-SK-E-0204 P2



Circulation and Escape Stairs
New lighting, emergency lighting & lighting controls to circulation and escape stairs

Shared Emergency Exit
No new works.
Existing lighting and general small power to be re-connected to new landlord distribution board

Circulation and Escape Stairs
New lighting, emergency lighting & lighting controls to circulation and escape stairs

Toilets
New lighting, emergency lighting & lighting controls.
New general small power for toilet hand driers.
New disabled toilet / shower alarm system (if required)

New general lighting and power MCB distribution board DB TA to serve 2nd Floor East and escape stair at ground & 1st floors

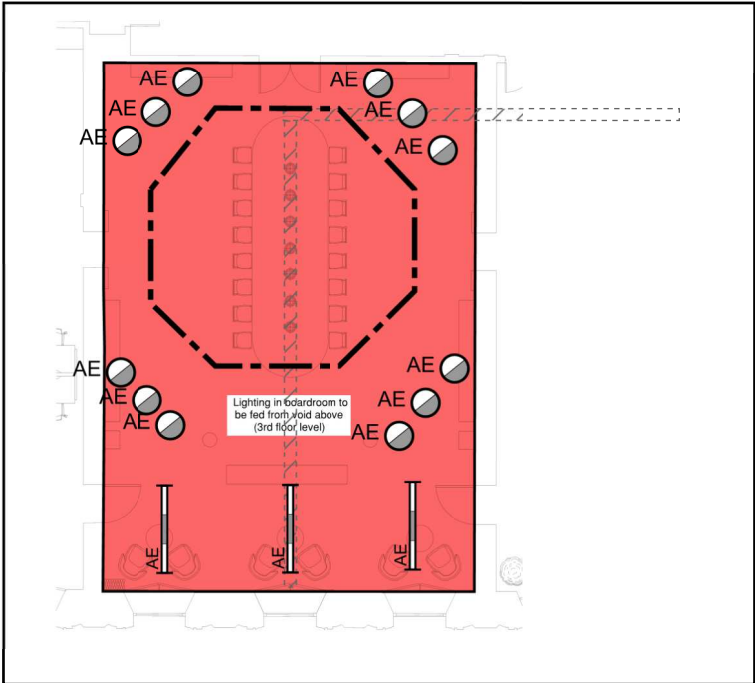
Tenant SF02 (Suite 03) [138m²]
Electrical services by tenant
Temporary access lighting & emergency lighting to be provided
General small power to cleaners sockets only

Tenant SF02 (Suite 04) [104m²]
Electrical services by tenant
Temporary access lighting & emergency lighting to be provided
General small power to cleaners sockets only

New general lighting and power MCB distribution board DB SA to serve 2nd Floor West

Tenant SF02 (Suite 02) [108m²]
Electrical services by tenant
Temporary access lighting & emergency lighting to be provided
General small power to cleaners sockets only

Tenant SF01 (Suite 01) [327m²]
Electrical services by tenant
Temporary access lighting & emergency lighting to be provided
General small power to cleaners sockets only



Do not scale from this drawing.
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Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1
3. Under the multi let option there are four separate tenancies on the 2nd floor. Under the single let tenancy the whole of the 2nd floor is a single tenancy and the office suite 03 becomes a boardroom, as indicated

Legend

- 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- - - 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- - - 200mm wide cable basket / tray for incoming telecoms to tenants

P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked



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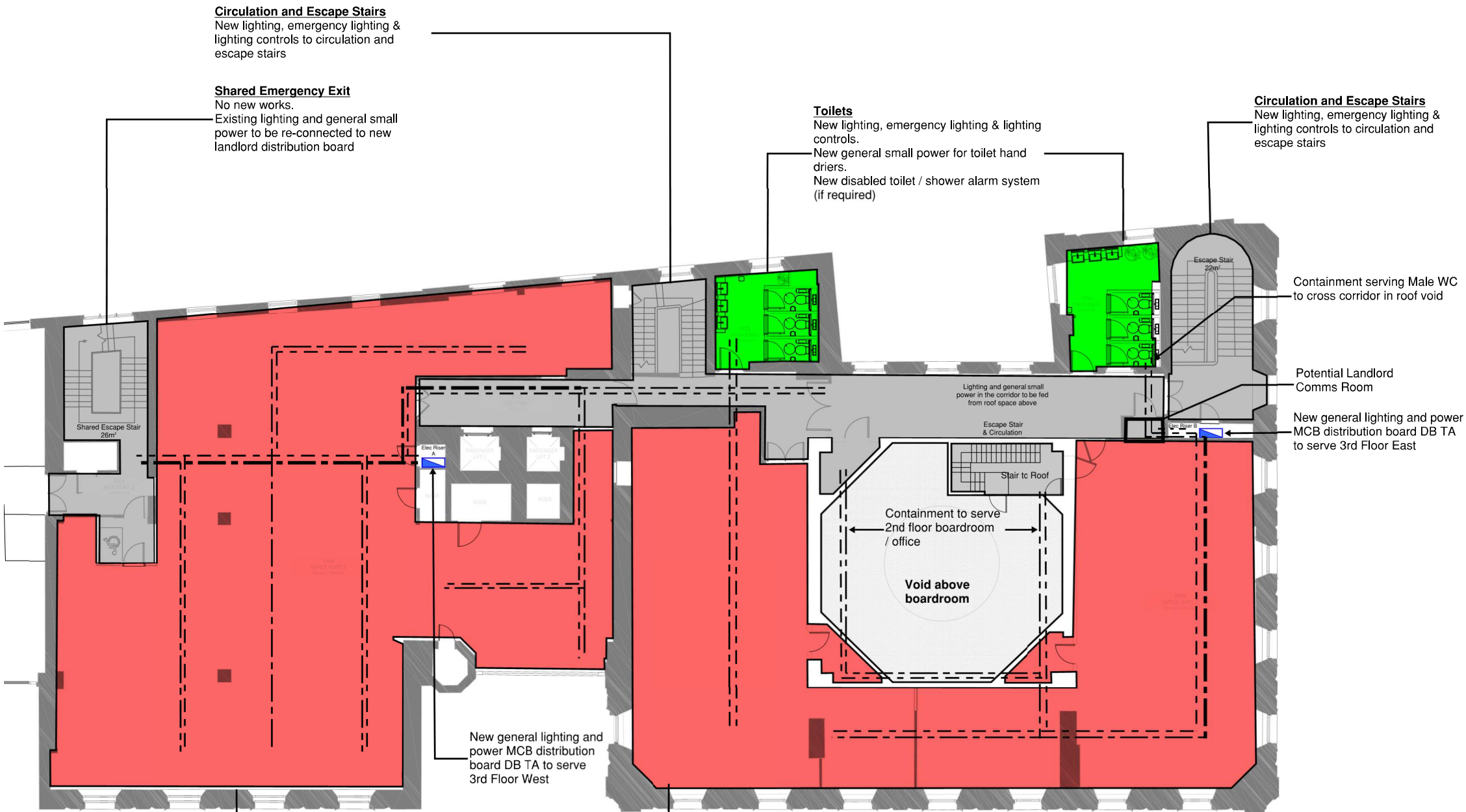
Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
2nd Floor
Multi Let Scope of Works

Scale	Sheet Size	Checked	Approved
1:200	A3		

Status	
RIBA STAGE 2	
Drawing No.	Rev
MOSE-HMM-ZZ-02-SK-E-0205	P2

Software: Bluebeam Revu



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Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. New fire alarm system to be installed throughout the building to meet a Category L2 system in accordance with BS 5839 Part 1
3. Under the multi let option there are three separate tenancies on the 3rd floor. Under the single let tenancy the whole of the 3rd floor is a single tenancy.

Legend

- 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- 200mm wide cable basket / tray for incoming telecoms to tenants

P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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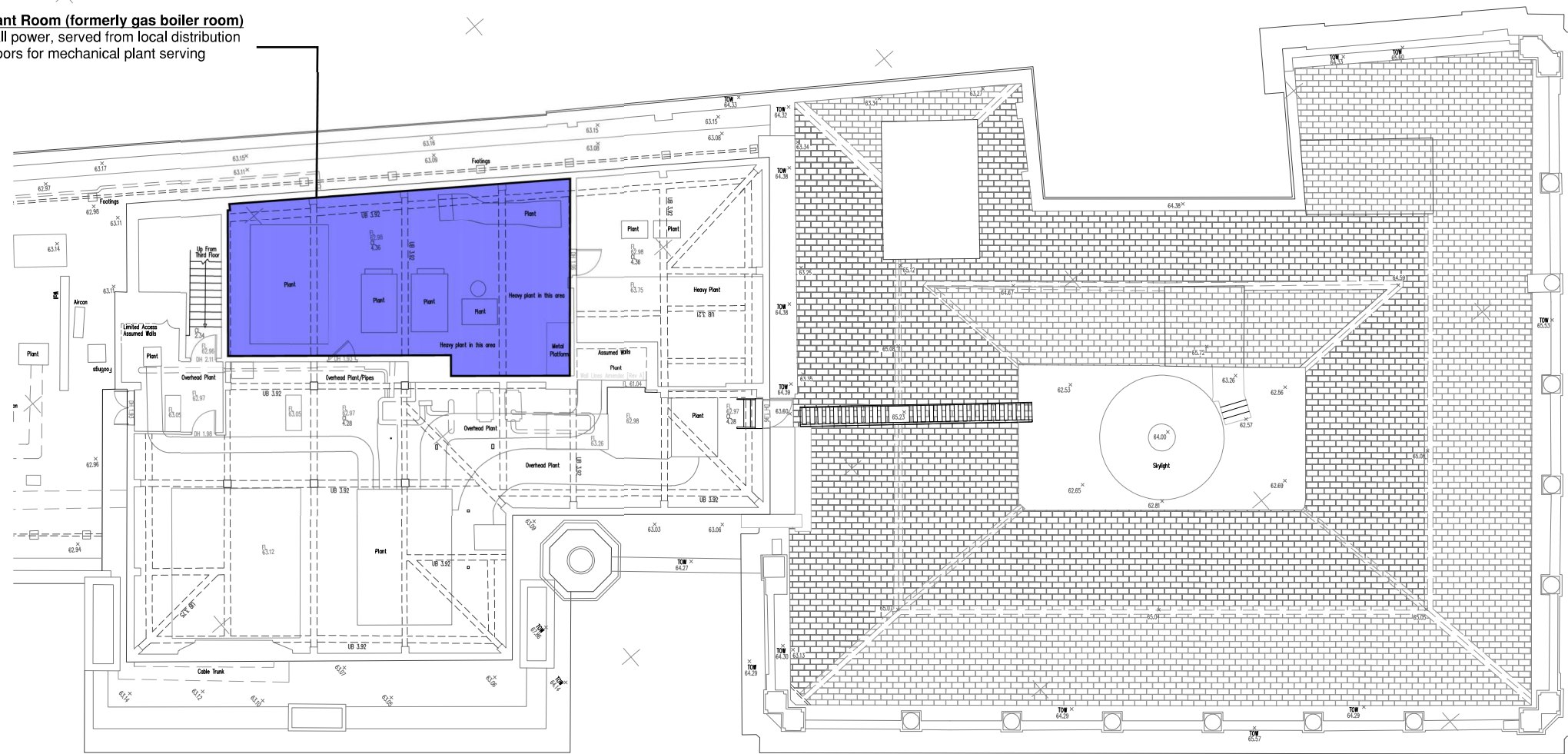
Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Electrical Services
3rd Floor
Multi Let Scope of Works

Scale	Sheet Size	Checked	Approved
1:200	A3		

Status	RIBA STAGE 2
Drawing No.	Rev
MOSE-HMM-ZZ-03-SK-E-0206	P2

New general small power, served from local distribution board on office floors for mechanical plant serving offices, tbc.



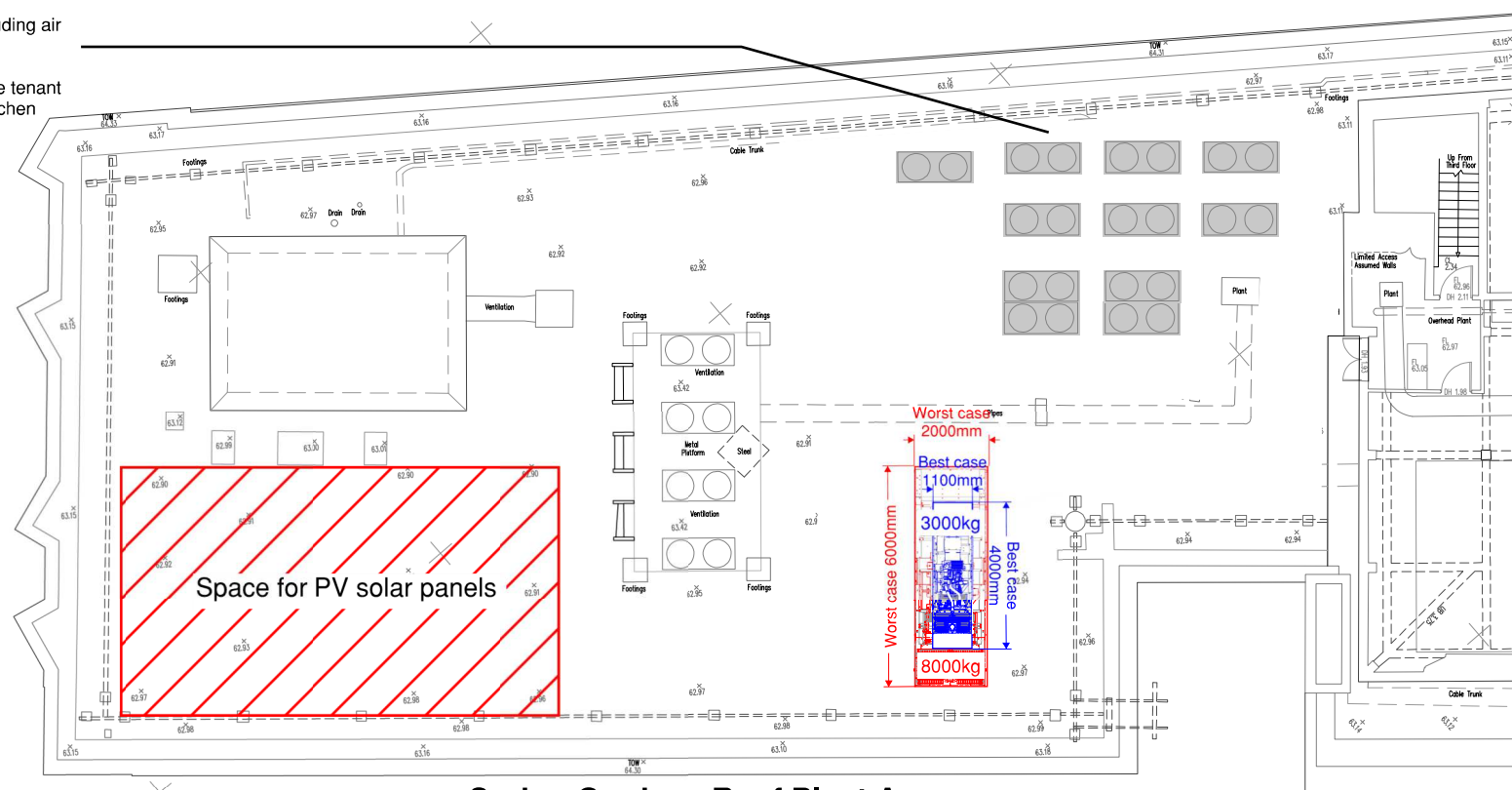
Mosley Street Roof Plant Room

New general small power, served from local distribution board on office floors for mechanical plant serving offices, including air handling units, VRF condensers etc.

Containment for tenant power to serve tenant plant located on the roof, including kitchen extract fan etc



Proposed Standby Generator



Spring Gardens Roof Plant Area

Do not scale from this drawing.

Verify dimensions by site measurement.

Read this drawing in conjunction with the latest architectural and structural drawings.

This drawing is based on the following information:-

Notes

1. All existing electrical services installations shall be isolated, disconnected and stripped out throughout the entire building unless stated otherwise. All stripped out materials to be disposed of in accordance with WEEE regulations
2. Standby generator will be 200kVA or 800kVA depending on mist system final design solution.
3. The new generator set shall meet all current regulations and statutory requirements with engine emissions no worse than the existing generator set, and shall meet EU Stage IIIa exhaust emission levels as follows:

CO $\leq$ 3.5g/kWh
HC + NO_x $\leq$ 4.0g/kWh
PM $\leq$ 0.2g/kWh

4. The generator set will be contained within an acoustic enclosure to reduce noise levels to less than 80dBA at 1m.

Legend

- 
 300mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 
 100mm wide cable tray/basket for low voltage lighting & general small power final circuit cabling
- 
 100mm wide cable basket with divider for extra-low voltage cabling including fire alarms & security
- 
 200mm wide cable basket / tray for incoming telecoms to tenants

		incoming telecoms to tenants		
P2	14/01/22	Stage 2 Preliminary Issue Updated to latest architect plans Standby generator added	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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Project

38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title

Electrical Services
Roof Level
Multi Let Scope of Works

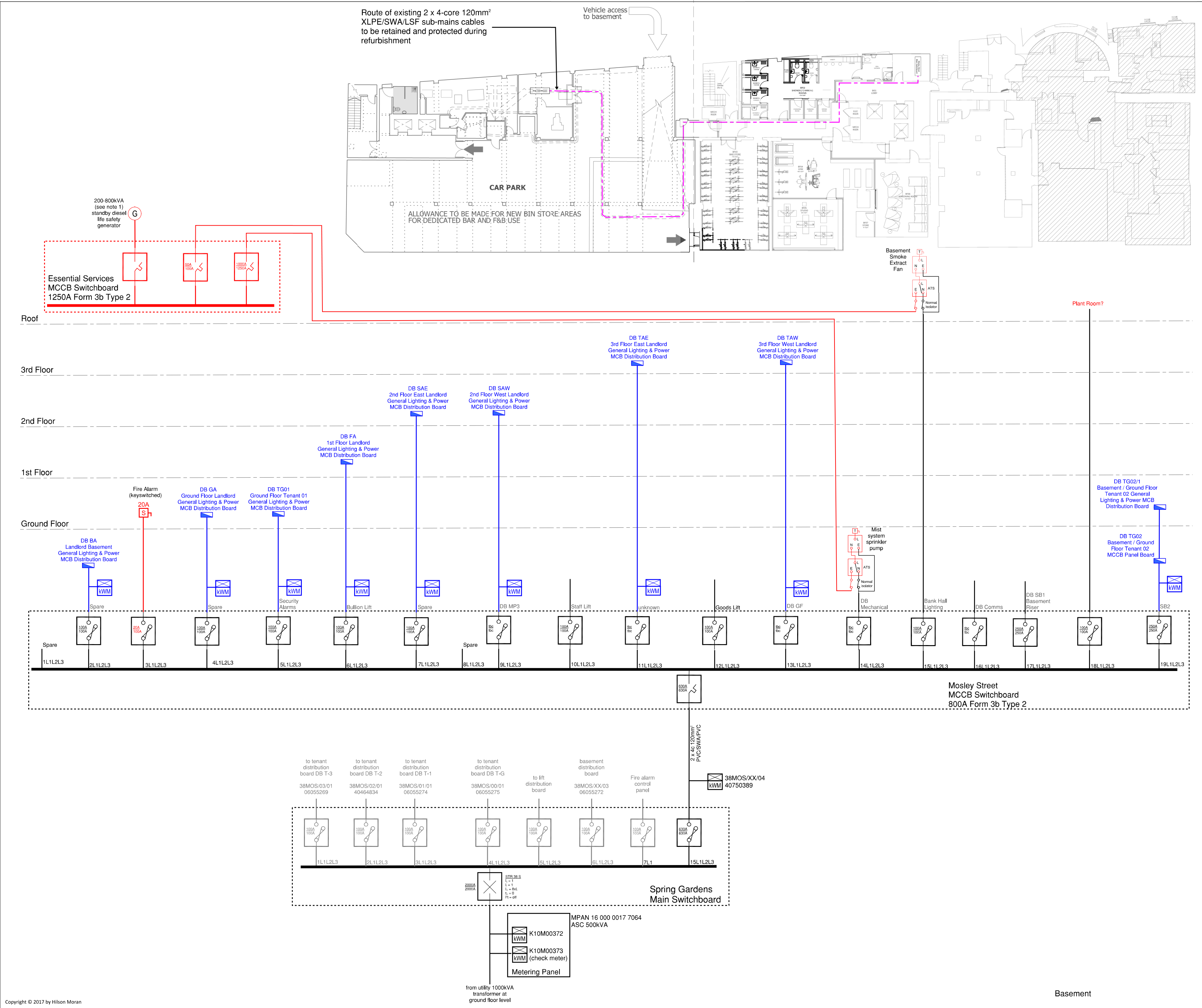
Scale	Sheet Size	Checked	Approved
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Status			

RIBA STAGE 2

Drawing No.
MOSE-HMM-ZZ-RF-SK-E-0207

Rev

Software: Bluebean Revu

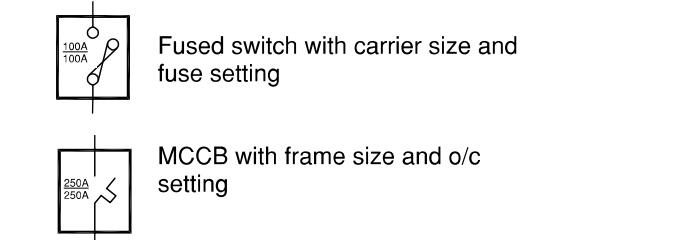


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Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

- Notes**
- The rating of the generator depends on the mist system pump duty that in turn depends on the risk category of the basement and starting method for the pumps.

Worst case scenario based on OH3 and DOL starting requires a maximum current of 950amps and a generator of approximately 800kVA.

Best case scenario based on OH1 and frequency control requires a maximum current of 150amps and a generator of approximately 200kVA.
 - All new distribution boards will be split-metered to meter lighting and small power separately and to meet the requirements of Bruntwood metering specifications.
 - All new and existing metering to be connected to the data logger via Green World.
 - PV to be considered on the roof of 57 Spring Gardens and connected in to building air conditioning power distribution.
 - All new AC external condensers to be individually metered.



P2	14/01/22	Stage 2 Preliminary Issue	RMF	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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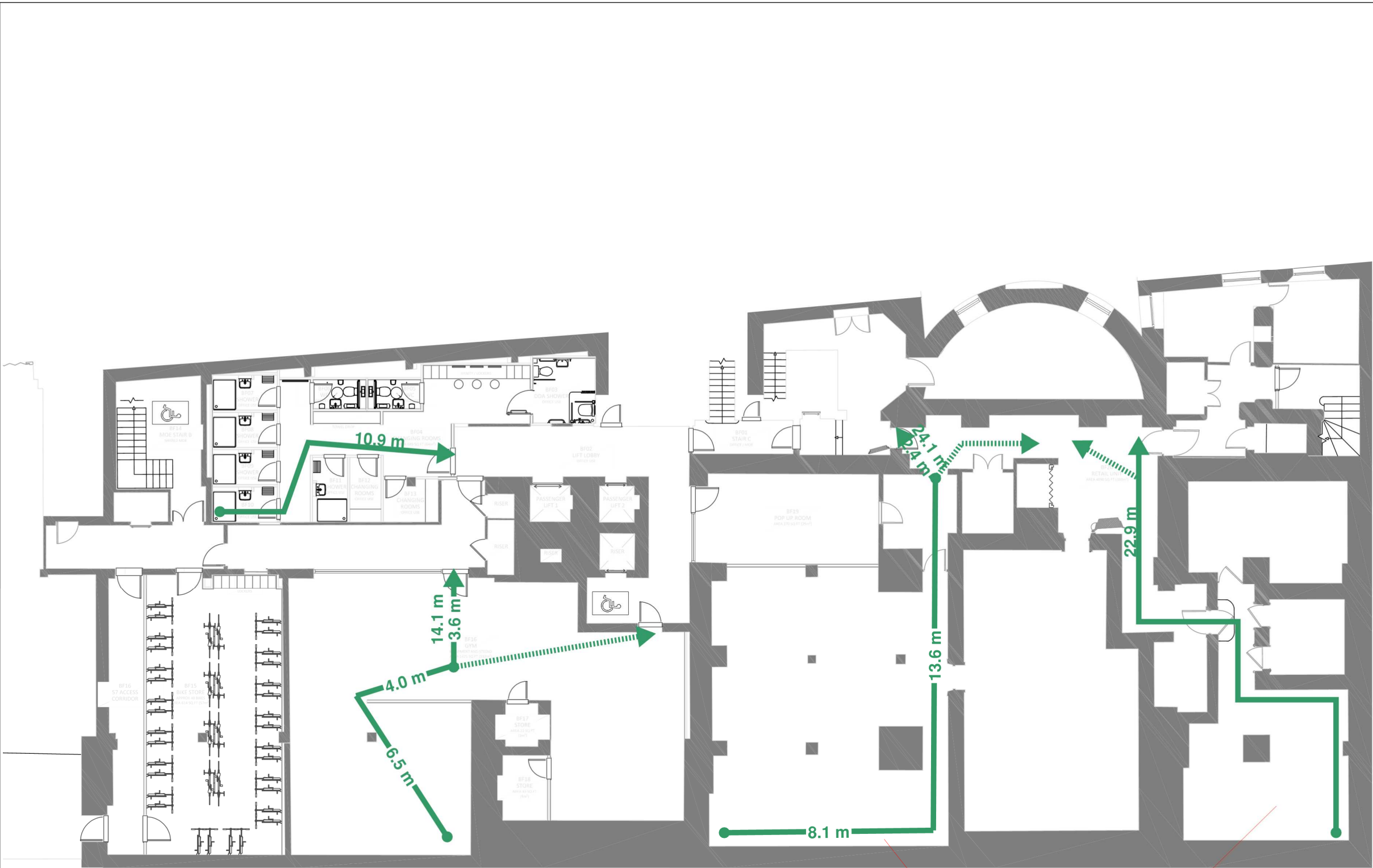
Client
Bruntwood

Project
**38-42 Mosley Street
Grade 2* Listed Building
Refurbishment**

Drawing Title
**Electrical Services
Electrical Distribution Schematic**

Scale	Sheet Size	Checked	Approved
NTS	A2		
Status	RIBA STAGE 2		
Drawing No.	MOSE-HMM-ZZ-ZZ-SK-E-1101		
Rev	P2		

Software: Bluebean Revu



Even though the fitout of these areas is unknown, actual travel distances has been taken into account here and the possible longest egress route is shown. In this way, increased actual travel distance would be sufficient.

Do not scale from this drawing.
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Notes

Legend

P2	14/01/22	Stage 2 Preliminary Issue Updated to current architect plans	OO	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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Client
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Fire Strategy
Basement Level
Travel Distances

Scale	Sheet Size	Checked	Approved
NTS	A3		
Status	RIBA STAGE 2		
Drawing No.	MOSE-HMM-ZZ-B1-SK-F-0201		
		Rev	P2

Software: Bluebeam Revu

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Notes

Legend

P2	14/01/22	Stage 2 Preliminary Issue Updated to current architect plans	OO	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
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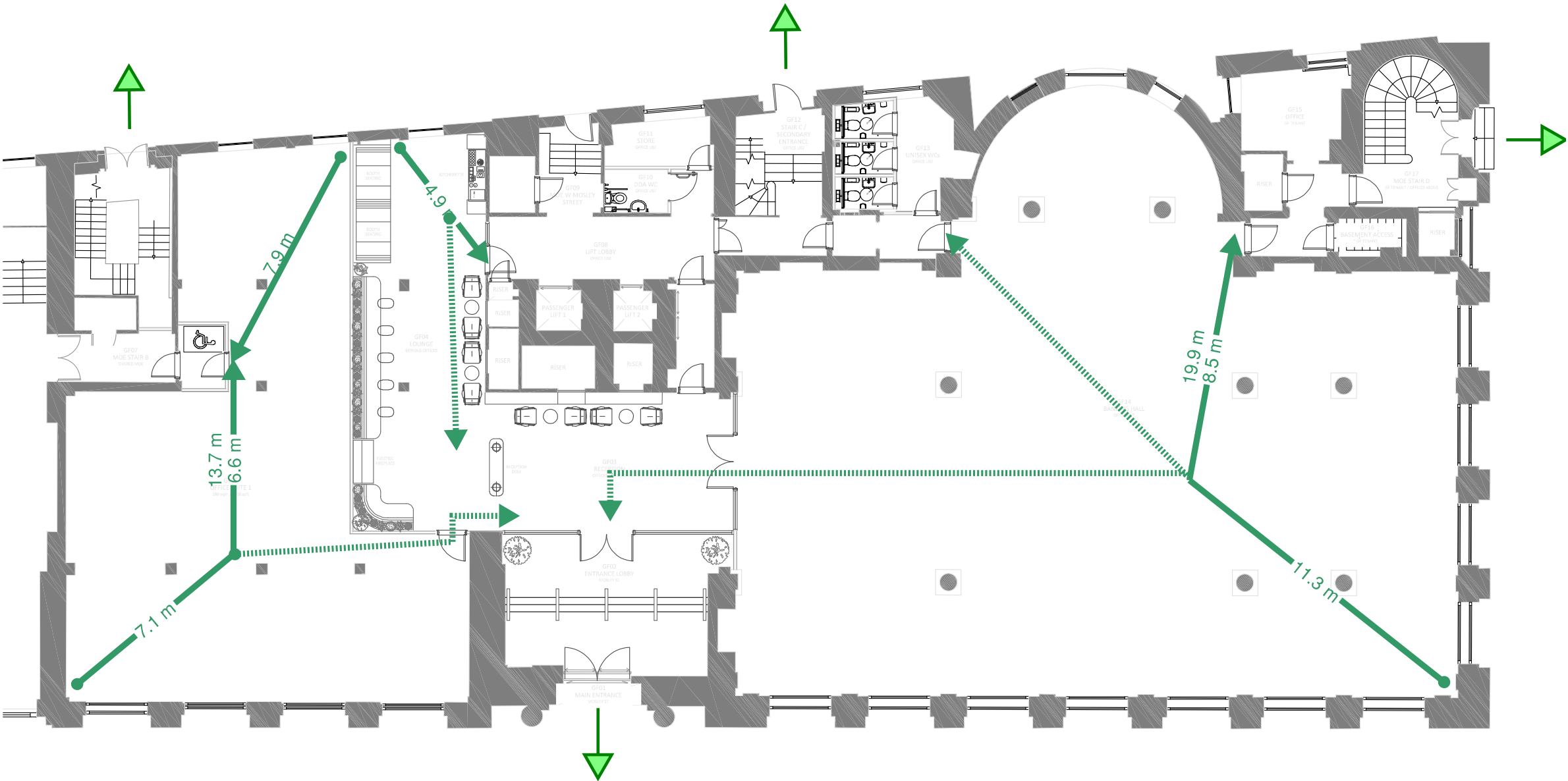
Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Fire Strategy
Ground Floor
Travel Distances

Scale	Sheet Size	Checked	Approved
NTS	A3		

Status	RIBA STAGE 2	Rev
Drawing No.	MOSE-HMM-ZZ-GF-SK-F-0202	P2

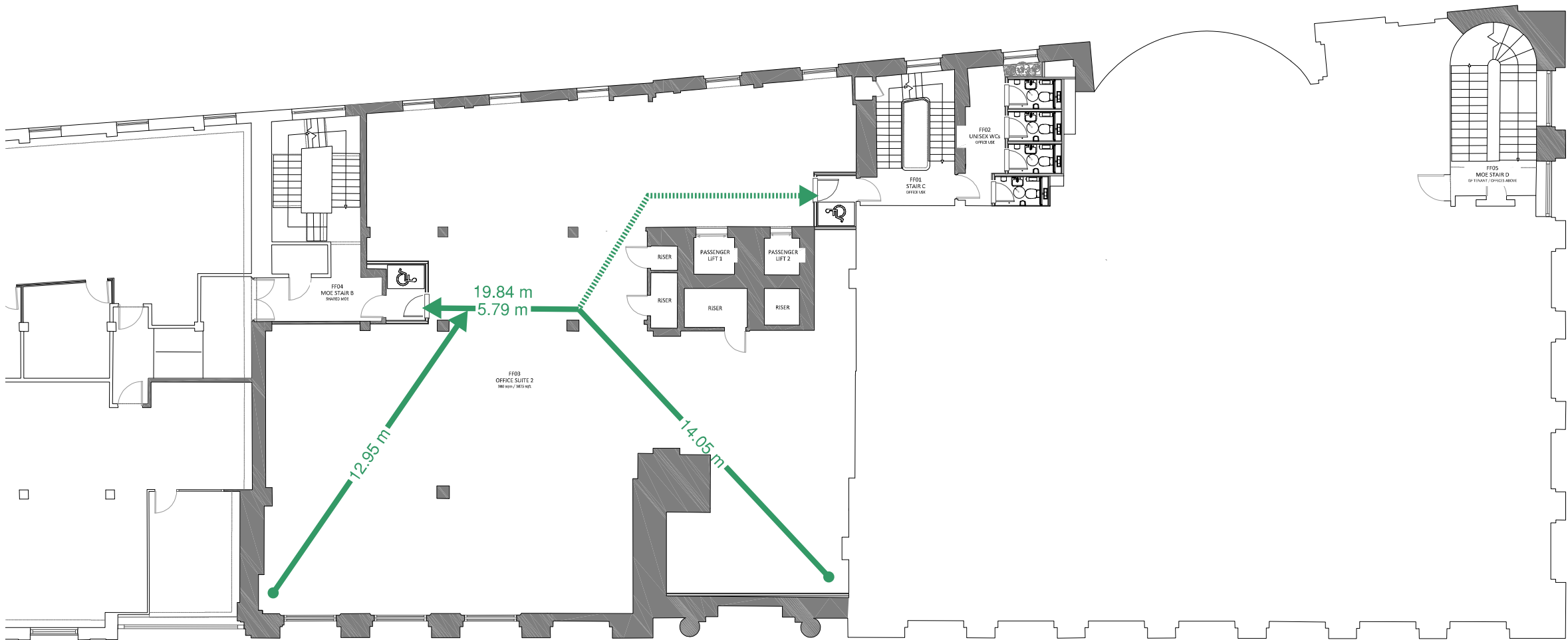
Software: Bluebeam Revu



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Notes

Legend



P2	14/01/22	Stage 2 Preliminary Issue Updated to current architect plans	OO	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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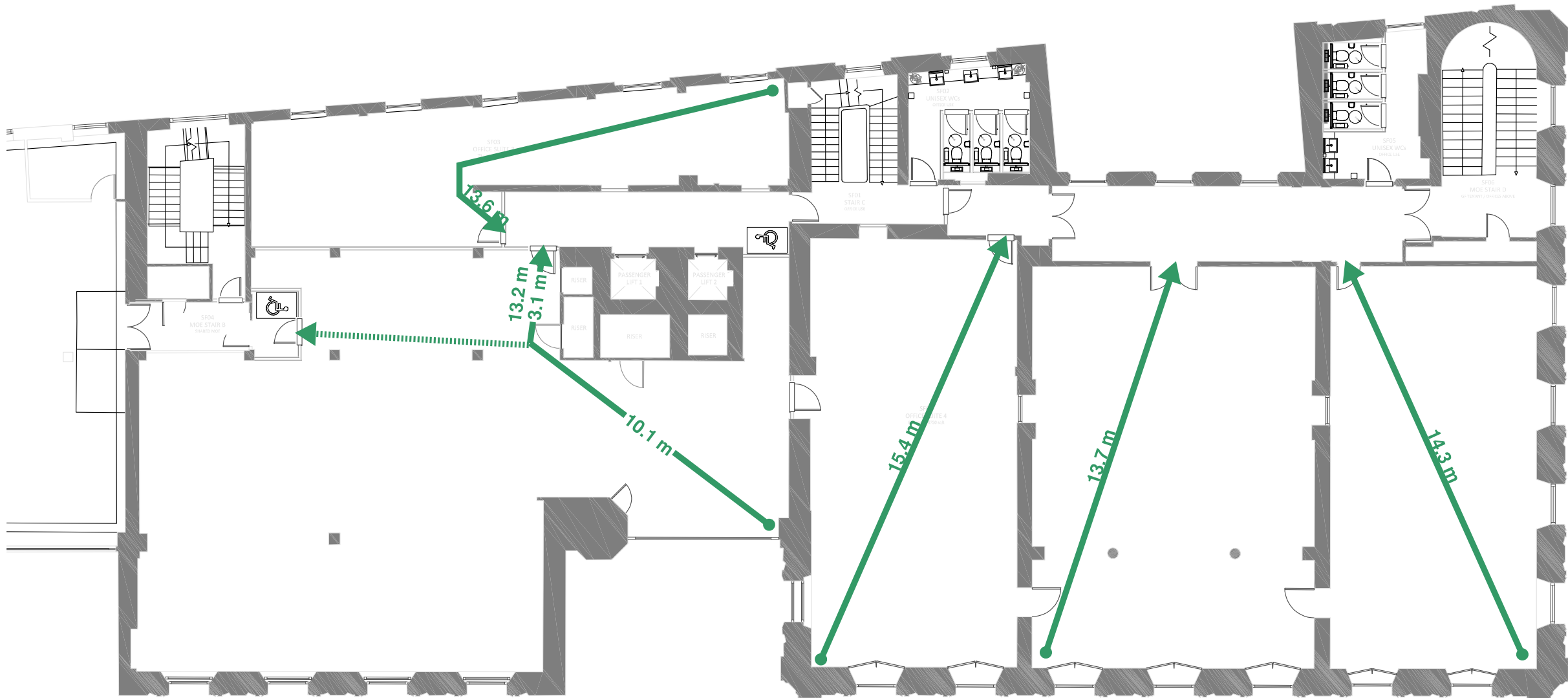
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Fire Strategy
1st Floor
Travel Distances

Scale	Sheet Size	Checked	Approved
NTS	A3		
Status	RIBA STAGE 2		
Drawing No.	MOSE-HMM-ZZ-01-SK-F-0203		
Rev	P2		

Software: Bluebeam Revu



Do not scale from this drawing.
Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

Legend

P2	14/01/22	Stage 2 Preliminary Issue Updated to current architect plans	OO	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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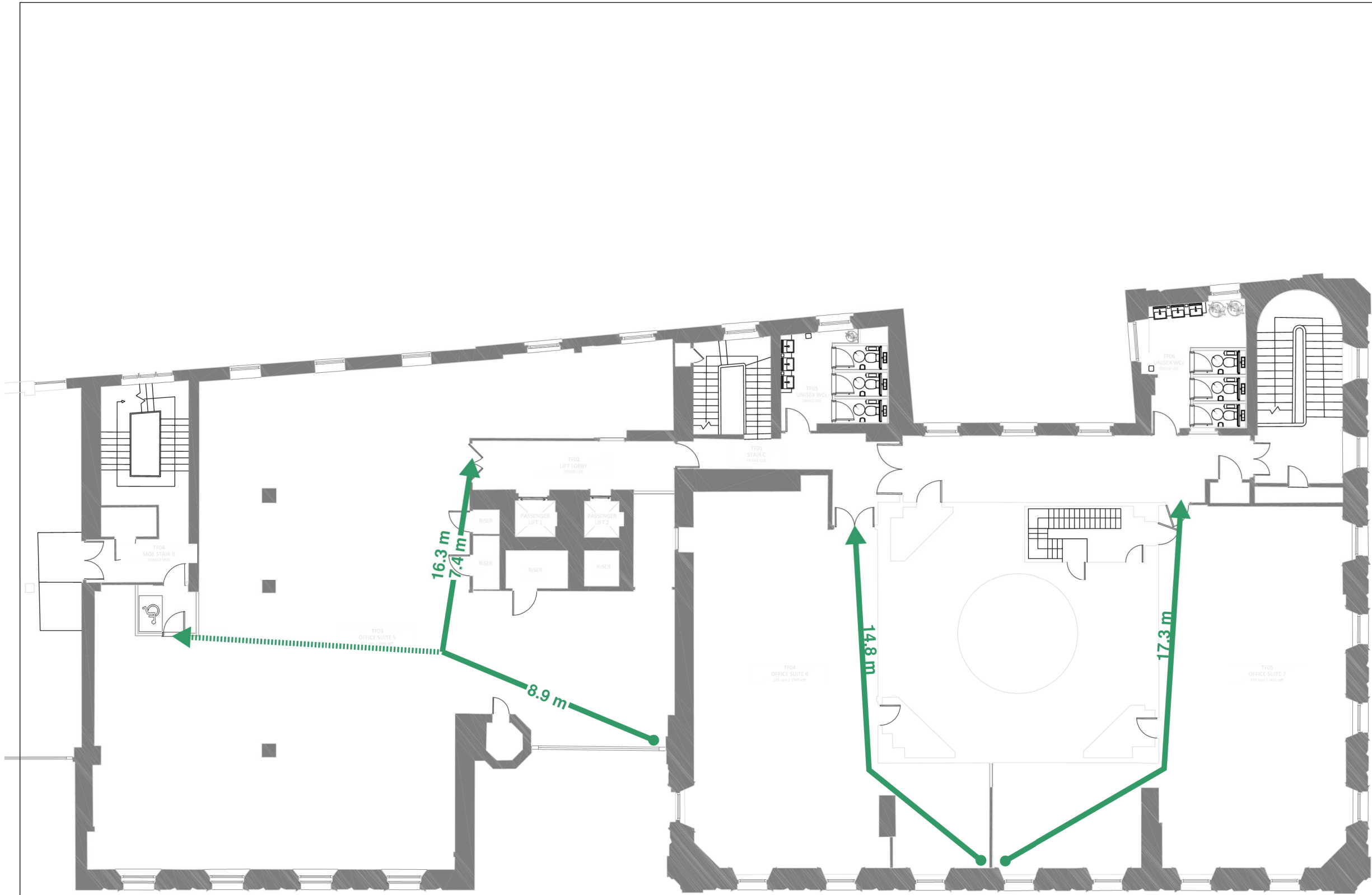
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Client
Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Fire Strategy
2nd Floor
Travel Distances

Scale	Sheet Size	Checked	Approved
NTS	A3		
Status	RIBA STAGE 2		
Drawing No.	MOSE-HMM-ZZ-02-SK-F-0204		
Rev	P2		



Do not scale from this drawing.
Verify dimensions by site measurement.
Read this drawing in conjunction with the latest architectural and structural drawings.
This drawing is based on the following information:-

Notes

Legend

P2	14/01/22	Stage 2 Preliminary Issue Updated to current architect plans	OO	RMF
P1	06/12/21	Stage 2 Preliminary Issue	RMF	RMF
Rev	Date	Description	Drawn	Checked

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Client

Bruntwood

Project
38-42 Mosley Street
Grade 2* Listed Building Refurbishment

Drawing Title
Fire Strategy
3rd Floor
Travel Distances

Scale	Sheet Size	Checked	Approved
NTS	A3		
Status	RIBA STAGE 2		
Drawing No.	MOSE-HMM-ZZ-03-SK-F-0205		
			Rev P2

Software: Bluebeam Revu