



Renaissance Manchester – Premier House

Utility Statement

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Approvals

This document requires the following approvals.

Signed approval forms are filed in the Management section of the project files.

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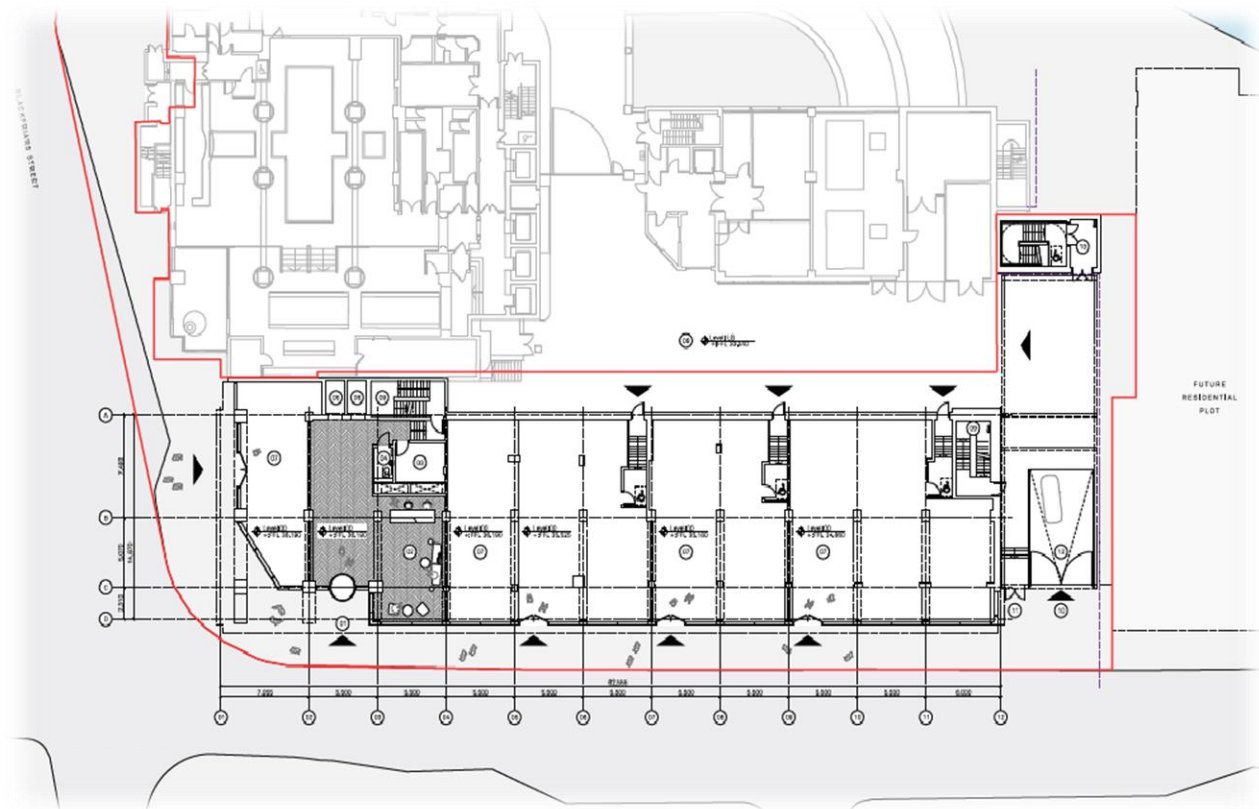
1.0 Introduction

The existing Premier House office block forms part of the former Renaissance Hotel site. The project masterplan comprises of the redevelopment of the existing hotel, partial demolition, and refurbishment of Premier House, and the construction of a high-rise residential development. The hotel refurbishment and high-rise residential project is under a separate consideration.

The proposed redevelopment of Premier House shall comprise of providing lower ground amenity space, 4no category A3 retail units to the ground level and 3no floor levels of office space.

The site wide utilities and new connection applications including those serving Premier House are being carried out as part of the sitewide masterplan and enabling works.

The proposed masterplan for the site is indicated below:





2.0 UTILITY PLANNING STATEMENT

King Associates have been commissioned on behalf of the Client to review the existing utilities in and around the proposed development to assist other parties who are reviewing the site wide utility infrastructure and diversions.

The purpose of this statement is to summarise the utilities work required to facilitate the proposed refurbishment and partial demolition of Premier House.

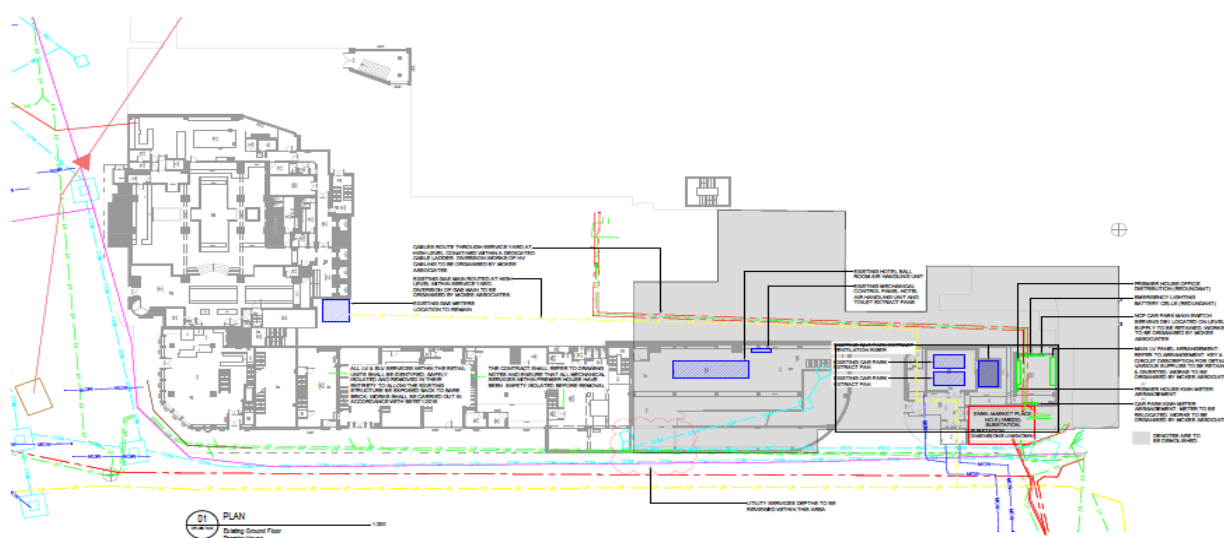
As part of the demolition works, a number of below ground services will need to be disconnected and diverted for the construction of the new residential building, namely gas, water, electricity, and telecommunications which serve Premier House, below ground car park and hotel.

In addition to this, a series of new utility connections will be required as outlined within this report.

2.1 Utility Records Search

A detailed utility records search has been undertaken to determine what utility assets exist on or near to the development site.

The search results are indicated within Appendix 1 of this report. The following indicates the combined site wide existing utility services serving the site:





3.0 UTILITIES STRATEGY

The following sections describe the existing utility information located within the site boundary that impacts the site wide development, and also describes the proposed utilities strategy for the planned works to premier House only.

3.1.1 Electricity

Existing records indicate that the current site is served from 2no existing HV substation's ref. MARKET PLACE 05 which is located within the demolition zone of Premier House and substation ref: MARKET PLACE 06 which is located within the service yard to the rear of Premier House which forms part of the hotel.

Substation MARKET PLACE 06 is served via the HV ring main unit located within substation MARKET PLACE 05. 2no 300mm 3C 6.6kV cables route at high level from substation MARKET PLACE 05 location through the service yard to substation MARKET PLACE 06.

The records also indicate that substation MARKET PLACE 05 serves other offsite low voltage services.

As part of the site wide infrastructure works substation MARKET PLACE 05 shall be decommissioned and services emanating from this substation shall be diverted to allow the partial demolition of Premier House. Substation MARKET PLACE 06 shall be provided with a new HV point of connection. It is anticipated that the new point of connection will be on Deansgate, and cables shall route via the below ground car park to reserve the substation.

The existing electrical supplies which serve the Premier House retail units emanate from substation MARKET PLACE 06 and it is the intention that this will be remain the same strategy.

A load assessment has been produced and an application has been made with ENWL for the following connections:

- Premier House
- Retail Unit A
- Retail Unit B
- Retail Unit C
- Retail Unit D

3.1.2 Telecommunications

Existing records indicate that the existing telecoms services route through the below ground car park within the planned demolition zone and rise up through the Premier House building to serve the hotel.

The proposed incoming telecoms connections to serve Premier House and the retail units shall be via individual fibre telecoms connections to each retail unit at ground floor level, a connection for the Premier House Landlord services. 2no fibre connections per floor of office have been applied for to enable each floor plate to be sub divided.



3.1.3 Gas

Existing records indicate that an existing gas main enters the site from the Deansgate into Premier House within the partial demolition zone of the building. The Gas main routes at high level through the service yard and terminates within the gas meter room which forms part of the hotel with access from the service yard. It is proposed that this gas main shall be disconnected and removed, and an application to Cadent has been made for a new gas main to serve the hotel and Premier House development from a new connection emanating from Blackfriars Street.

A new gas main distribution system shall be required derived from the local network on site to serve the 4No. retail units within Premier House. The location of individual gas meters to serve the retail units is currently ongoing with Cadent and the final strategy will need to be determined following an in-depth assessment of their existing infrastructure and capacity therein.

A load assessment has been produced and an application has been made with Cadent for the following connections:

- Retail Unit A - 300kw
- Retail Unit B - 300kw
- Retail Unit C- 300kw
- Retail Unit D- 300kw

3.1.4 Water

Existing records indicate that the water main serving the hotel and Premier House enters the site from the Deansgate into Premier House within the partial demolition zone of the building. The water main routes through the car park and serves both Premier House and the hotel. It is proposed that the water main shall be disconnected and removed.

It is anticipated that the new water main supply shall be provided to serve Premier House, Retail A, B, C, D, and it is understood that this water connection will be extended from the existing mains located on Deansgate. The final strategy will need to be determined by United Utilities following an in-depth assessment of their existing infrastructure and capacity therein.

As part of the design strategy for Premier House the building will be designed to reduce mains/potable water consumption and will include water efficient devices and equipment.

A load assessment has been produced and an application has been made with United Utilities for the following connections:

- Premier House - 0.8l/s
- Retail Unit A- 0.8l/s
- Retail Unit B- 0.8l/s
- Retail Unit C- 0.8l/s
- Retail Unit D- 0.8l/s

3.1.5 Foul Drainage

New foul drainage connections will be provided from Premier House and each retail unit. Existing drainage points throughout the site shall be utilised where possible.



4.0 Appendices

Appendix 1: Multi Utility Asset Plan & Report