



DESIGN & ACCESS STATEMENT

For



Proposed 8 Vessel DPV Block
Heineken Manchester
Brewery

PLANNING REF: 127915/F0/2020

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Revision P3 – 26 January 2021

Norder Design Associates Ltd
Beech Lawn, Green Lane, Belper, Derbyshire DE56 1BY

01773 824414 enquiries@norder.co.uk

Project Title	Proposed 8 Vessel DPV Block, Manchester Brewery		Project No.	8540
Document Title	Design & Access Statement			
Revision	Date	Filename	Design & Access Statement Rev P1	
P1	27.08.20	Description	Initial Issue to Client for comment	
			Prepared	Checked
		Name	SW	RP
		Signature	Sue Wheatcroft	
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1.0 BACKGROUND & PROPOSAL

As part of their on-going updating and refurbishment programme for this site and due to the recent increase in demand for small pack in the form of kegs and canned beer from this site due to the Covid 19 outbreak, Heineken UK are seeking planning permission for:-

- A new DPV Block single storey building with an 8no.exposed vertical Dual Purpose Vessel (DPV) installation and related access gantries over, generally as existing adjacent installations. A new pipebridge/walkway will also be constructed to link the process pipework from the new facility to the existing YV Block. **An additional MCC Room & Glycol Plant Room is also proposed.**

The new build vessel block will be built in two phases, Phase 1 being a 4 vessel block, **a MCC Room & a Glycol Plant Room**, Phase 2 being an extension to Phase 1 with a further 4 vessel block. This will enable Heineken to meet demand in the short term.

2.0 THE DEVELOPMENT

2.1 Site Location

The Brewery site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenhays Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 396000 and lies within the jurisdiction of Manchester City Council.

2.2 Site and Surrounding Area Land Use

The site has been used for Brewing and Packaging over a long period of time and has been subject to progressive extension over this period. The Brewery capacity has been significantly increased over the last 8 years.

The surrounding area comprises urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- North: Greenhays Lane bounds the site immediately to the north with residential properties north of the road.
- East: East of the site are residential properties, two schools, Council Depot and a Police Station.
- South: Moss Lane East bounds the site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.
- West: Immediately to the west of the site is Princess Road, with large scale retail (Asda) and business premises, beyond which lie extensive residential areas.

The development proposal is located in the southern end of the main Brewery buildings group and related external areas, towards the Moss Lane East boundary. This is an area presently used for process equipment and associated plant, related external yard/in-site service road areas and car parking area associated with the nearby Brewery Admin Block. In addition to the new DPV Block, a new pipebridge/walkway is to be erected to link the new DPV Block back to the existing Yeast Block. These are the areas outlined in red on the application drawings and the aerial views shown at the end of this document. A new length of internal site roadway is to be constructed alongside the new DPV Block which will be dealt with under a separate planning application.

The surrounding area is all part of the overall Heineken Manchester Brewery site and the Brewery site area is outlined in blue.

The existing and proposed uses continue consistently in the overall operation of the Brewery.

The nearest overall site boundaries of the Brewery site to the proposals buildings site areas are the south western boundary, which runs alongside Moss Lane East and part of the eastern boundary. The former consists of a low concrete wall to the back of the pavement area, which is topped off with metal site perimeter fencing. To the rear of this is a narrow band of mature trees, within a planting bed strip, and this forms a useful and significant contribution to screening and softening view into the Brewery site. The latter, which is further away from the proposed development area, distanced by the existing Admin

Block and associated car parking area, also includes mature trees in a similar boundary arrangement, also forming a useful and significant contribution to screening and softening view into the Brewery site.

To the east, just outside the site boundary is a single storey brick built sub-station with residential properties behind. Trees exist along this boundary which screen the site effectively.

2.3 Development Description

Use - The proposed single storey building will be used at the ground floor level to accommodate process/cleaning & maintenance access to the large, vertical format, Dual Purpose Vessels (DPV's) that are supported by a complex steel framed entablature structure which also forms the structure of the flat roof of the single storey building. All vessels link, via pipework connections, to the rest of the brewery complex as part of a contained overall process. The use of stairs, ladders and gantries forming the upper levels is simply for access and maintenance of the plant and equipment via valves hatches and the like. The use of dual-purpose vessels means that primary fermentation and conditioning can be carried out in the same vessel. **A Glycol Plant Room and a MCC (Motor Control Centre) Room are to be located on the south westerly end of the new DPV Block. The Glycol Plant Room will accommodate the plate heat exchanger which uses glycol to cool beer to low temperatures after fermentation. The MCC Room is required to accommodate and control the various electric motors required for the beer conditioning/fermentation process.**

Amount – The proposed building will occupy a ground floor footprint area of 430m². There are other areas indicated at the upper levels, but these are simply plant and equipment areas and accesses, in the form of open gantries/walkways and the pipe bridge. This DPV Block will accommodate 8 major vessels (although only 4 are to be installed initially).

The new DPV building is to be approximately 6m to flat roof coping level.

The significant height element is that of the vertical format vessels supported by the building. The Dual Purpose vessels of the DPV Block will be approximately 32.5m to vessel head access walkway above ground floor level – railings to open sections of access walkway will be 1.5m above this.

A maintenance access walkway relating to the lower section of the vessels is To be formed just above flat roof level at approximately 6.5m, which will also be the walkway level of the pipe and access link bridge between the new DPV block and the existing YV block.

The Glycol Plant Room and MCC Room will occupy a combined floor area of 68m². The eaves height to this building will be 4.5m increasing to 4.9m as it abuts the DPV Block.

Layout – The single storey building ground floor of the block is laid out to suit the grid of columns necessary to carry and stabilise the loads involved in the support of the vessels. The vessels are set at a level (3m to flange at base of vessel cone) such that there is good clear space around the room for associated plant and equipment and general circulation, within an enclosed and suitable hygienic environment for the required functions of maintaining, monitoring and cleaning of the process plant and equipment.

The layout and general arrangement of the upper level walkways and related access stairs, including pipe/walkway bridge is generally as described in the preceding paragraphs and is to suit the function and maintenance of the plant and equipment installation.

Scale – The scale of the proposed building, is, on plan and in elevation, determined by the functional requirements of the process installation, which, in turn, comes from the need to improve the efficiency and capability of the brewery complex.

The height of the new DPV's is significant [at approx. 32.5m to top level walkway] – they will be set 1m higher than the existing 12 vessel FV block (FV's 15 to 24) across the internal roadway which were installed in 2012 however the new DPV's will be noticeably taller than the group of 8 vessels (FVs 7 to 13) in the existing FV Block [which are approx. 21m to top walkway level], but only around 2.5m taller than the vertical Maturation Vessels (MVs 19, 21, 23, 25, 27 & 29) that form the overall backdrop in the parallel elevation. The protective balustrades around the top level walkways vary in height from around 1.1m to 1.5m above walkway level in the various vessel groups.

As a result, it is felt that the building/vessels arrangement will not be disproportionally out of scale with the overall complex of the Brewery buildings

and plant and, because of the proposed location, adjacent to and aligned with the existing similar installations, appropriately sited.

Appearance – The building and vessels are of forms, construction and materials finish appropriate to type and context, consistent with the general nature of the Brewery buildings, being of contemporary industrial appearance.

The building envelope is to be walls (including the walls to the MCC & Glycol Plant Rooms) of facing brickwork at low level consistent with the cill level of the new louvres, with 1000/32 reverse profiled insulated metal system cladding above. Wall cladding colour to reflect the Heineken brand and to be a combination sequence of RAL 6029 Mint Green, RAL 6002 Leaf Green and RAL 080 70 05 Goosewing Grey in arrangement as illustrated on submitted elevations drawings.

All chosen materials will be to match/complement existing. Doors/Louvres to be finished in colour to match the cladding panel they are located within. Fascias and flashings are generally to match the colour of the adjacent cladding/walling materials. The flat roof area to the DPV Block will be finished in Asphalt. The 5° monopitch roof over the Glycol/MCC Rooms will be composite cladding type, colour Goosewing Grey (BS 10A05/RAL 080 70 05).

The vessel side outer cladding skin will be profiled metal colour Honesty (BS10C31), with the dome cap section of the vessel stainless steel.

Stairs, handrails, walkways and associated structure will be galvanised steel. All of these materials and colours will be to match/complement existing. Doors will be RAL 6001 Emerald (Heineken) Green. Any visible plant/servicing cowls, housings and surrounds will be colour matched to the background wall or roof cladding against which they are located.

3.0 DEMOLITIONS & REMOVALS

Suitable salvaged demolition materials – concrete etc are to be retained on site, crushed and re-used as hardcore fill material, where appropriate, to suit the development works.

All redundant drains are to be removed or blanked off and sealed. Non-redundant drainage connections will be protected/sealed during the works until linked into by the new drainage installations.

No water courses are due to be affected by the planned works.

Tenders for the works are to be obtained from general contractors of appropriate experience and competence, who will be required to demonstrate competency and operate in an appropriate fashion to minimise disturbance, nuisance etc to the site and its surrounding areas – for example, through the suppression of dust and noise – and carry out operations in a safe manner, including appropriate disposal arrangements for waste materials that cannot be re-cycled.

4.0 GROUND CONTAMINATION

Previous geotechnical investigations undertaken in nearby areas of the Brewery site have not indicated evidence of ground contamination.

A Geotechnical & Geo-Environmental Desk Study Report is being prepared to accompany this application and this should be complete ready for submission by Wednesday 9th September 2020.

Further testing and inspection will be to suit progress and findings on site and a full Geotechnical & Geo-Environmental report for the site will ultimately be provided in due course.

5.0 FLOOD RISK

A Flood Risk Assessment for the proposal has been submitted as part of this application.

6.0 AIR QUALITY/ODOUR

An Air Quality/Odour Assessment for the proposal has been submitted with this application

7.0 NOISE

A Noise Impact Assessment for the proposal has been submitted with this application

8.0 ACCESS STATEMENT

The current Brewery site has a number of designated personnel access routes to provide safe access around the site and the proposed development links well with these.

Although general site management arrangements will be for visitors and staff vehicles to be parked on the Brewery main parking area and site access arrangements allow for provision of assisted circulation to further points on the site for those in need.

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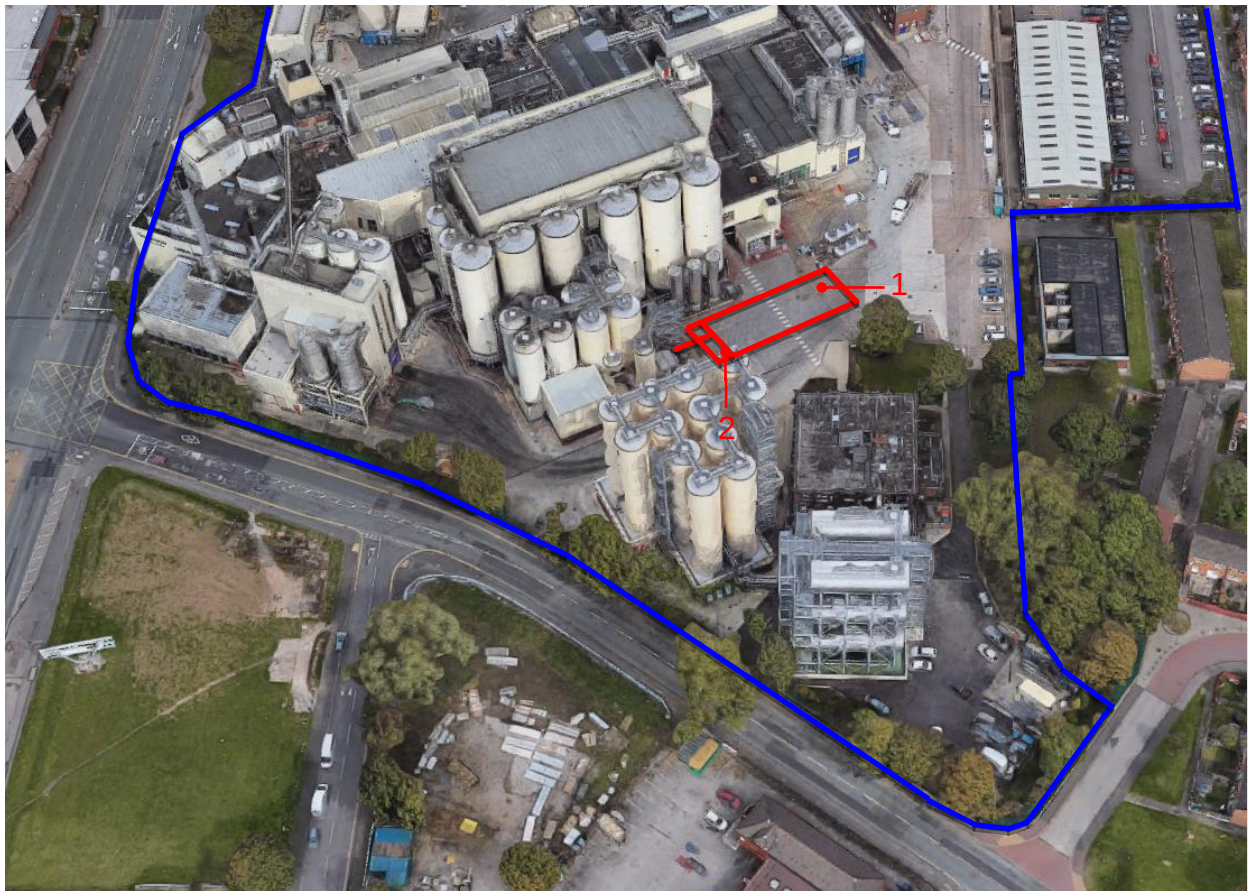
REV P3 modifications highlighted in red text



Aerial View from South
(whole site)

1. Site of the proposed 8 vessel
DPV Block & Pipebridge

2. MCC Room & Glycol Plant Room



Aerial View from South
Enlarged View on proposal

1. Site of the proposed 8 vessel DPV
Block & Pipebridge

2. MCC Room & Glycol Plant Room