NORDER
Consulting Engineers and Architects

# DESIGN & ACCESS STATEMENT

**For**

HEINEKEN

## YV Block Extension & New Yeast Culture Building Heineken Manchester Brewery

REVISION 1 – 12-01-2018

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## 1.0 BACKGROUND

As part of their on-going updating and refurbishment programme for this site, Heineken UK are seeking planning permission for:-

- An extension to the existing Yeast Vessel (YV) Block, in the area of existing yard directly adjacent the existing YV Block together with the construction of a new Yeast Culture building alongside the YV Block extension - both single storey buildings with the Yeast Block Extension supporting exposed vertical vessel installations and related access gantry over, generally as existing adjacent installations.

These works will improve the overall production efficiency of the site.

## 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 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.
The proposal site is currently used as a surfaced yard area and is outlined in red on the application drawings and the aerial views shown within this document.
The surrounding area is all part of the overall Heineken Manchester Brewery site and the Brewery site area is outlined in blue on the Site Location Plan submitted with this application.
The existing and proposed uses continue consistently in the overall operation of the Brewery.

The proposed new extension to the Yeast Vessel (YV) block is located to the south west of the existing Yeast Vessel Block which was constructed in 2014.
The proposed new Yeast Culture Building lies immediately to the south west of the Yeast Block Extension and adjoins it. The proposal straddles the area in which the service road/yard link is to be maintained and under which the line of a series of mains services (and related easements) run.
The nearest overall site boundaries of the Brewery site to the proposal building site area 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.

## 2.3 Development Description

**Use** - The proposed single storey YV Block extension building will be used at the ground floor level to accommodate process/cleaning & maintenance access to the large, vertical format, yeast vessel that is supported by a complex steel framed entablature structure which also forms the structure of the flat roof of the single storey building. The new yeast vessel will 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 proposed Yeast Culture Building although taller than the YV Block, is essentially a single storey building which will accommodate vessels inside the building.

**Amount** - The proposed buildings will occupy a ground floor footprint area of 128m². There will be other areas within the Yeast Culture Building at the upper levels, but these will be simply plant and equipment areas and accesses, in the form of open gantries/walkways. The layout and installation of these will be designed and installed by the process equipment suppliers. The YV Block extension will accommodate a single vessel. The height of the YV Block extension is approximately 4.5m to flat roof coping level, to be consistent with the existing YV block, from which it extends. The Yeast Culture building is approximately 8.5m to eaves level. The significant height element in this proposal is, of course, that of the vertical format vessel supported by the YV Block extension building. The new yeast vessel will be approximately 16.5m to vessel top access walkway above ground floor level – railings to open sections of access walkway will be 1.4m above this, all consistent with the existing adjacent yeast vessel installation constructed in 2014.

**Layout** – The single storey building ground floor of the YV Block is laid out to suit the ‘tartan’ structural 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 vessel top walkway is generally as described in the preceding paragraphs and is to suit the function and maintenance of the plant and equipment installation. The top of the new yeast vessel will be accessed via a new length of walkway extended from the existing yeast vessel top walkway. The Yeast Culture building has been laid out to suit the preliminary process equipment layouts we have received from the equipment supplier. These new vessels will be located internally and will be served by new internal mezzanine access stairs, walkways and platforms constructed to suit as part of the process equipment installation works.

**Scale** – The scale of the proposed buildings, 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 proposed new yeast vessel is approx. 16.5m to top level walkway which is identical to the existing adjacent yeast vessel. The height of the new yeast vessel will be significantly lower In comparison to existing vessel installations adjacent the proposal site, being approx. 4.5m lower than the group of 8 vessels (FV's 7 to 13) in the existing FV Block [which are approx. 21m to top walkway level], 13.5m lower than the vertical Maturation Vessels (MVs 19, 21, 23, 25, 27 & 29) that form the overall backdrop to the YV Blocks [which are approx. 30m to top walkway level] and approx. 16m lower than the group of 12 vessels (FV's 15 to 26) in the more recent FV Block across the yard from the proposed YV Block [at approx. 32.8m to top level walkway]. The protective balustrades around the top level walkways vary in height from around 1.1m to 1.4m 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 buildings 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 majority of the building envelope (where not formed by the adjoining existing buildings) is to be walls of facing brickwork up to a dado level of approx. 2.25m high with profiled metal system cladding above, colour Honesty (BS10C31) and gutters, rwps, fascias, flashings and louvres generally to match the colour of the adjacent cladding/walling materials. The flat roof to the Yeast Vessel Block will be single ply membrane type, colour Goosewing Grey (BS 10A05/RAL 080 70 05). The 6º monopitch roof to the new Yeast Culture building will be in profiled insulated composite cladding in colour: Goosewing Grey. 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 5002 Ultramarine Blue. Visible plant/servicing cowls, housings and surrounds will be colour matched to the background wall or roof cladding against which they are located.

**Context** - Given that the existing site is designated for Brewery usage and the proposed buildings and plant installations are consistent in appearance and use, it is considered that the proposals will integrate into the local context without detrimental effect to the surroundings.

## 3.0 DEMOLITIONS & REMOVALS

Any 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. The General Contractor and their sub-contractors, including the Specialist Demolitions Sub-Contractor will be required to carry out the works in ways that avoid damage or disturbance to the underlying mains services runs which follow a line that passes below the proposed service yard roadway alongside the existing & proposed YV buildings.

## 4.0 GROUND CONTAMINATION

Previous geotechnical investigations undertaken in nearby areas of the Brewery site have not indicated evidence of ground contamination.
A geotechnical investigation will be carried out in the immediate areas of the building works at an appropriate stage and when practical.
Further testing and inspection will be to suit progress and findings on site.

## 5.0 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, site access arrangements allow for provision of assisted circulation to further points on the site for those in need.

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# Aerial View from East

1. Footprint of Proposed YV Block Extension & Yeast Culture Building
2. Existing Yeast Vessel (YV) Block
3. Existing Yeast Vessel
4. Existing 8 vessel FV Block (FV's 7 to 13)
5. Existing Maturation vessels (MV's 19, 21, 23, 25, 27 & 29)
6. Existing 12 vessel FV Block (FV's 15 to 26)