THE ENERGY CENTRE

TECHNOPARK

MANCHESTER



DESIGN AND ACCESS STATEMENT

The following design and access statement follows guidance given by Manchester City Council (MMC). The images accompanying the text are a combination of photographs, explanatory drawings and examples of images discussed during the pre-application discussions between Pickard Finlason Partnership and MMC Planners.

Introduction.

The site lies to the south of Manchester city centre just off the A5103 'The Princess Parkway' within 'Technopark'. Internet Facilitators Limited (IFL) are a substantial tenant within Reynolds House and provide environmentally controlled space to customers who operate web-site host equipment. As part of their service, IFL are obliged to maintain both the environmental conditions in which the host equipment is located, and as important, to maintain the power supply.

Due to increased demand and growth within the business, IFL are to take up more floor space within Reynolds House. This space is located at ground floor level and will be 'fitted out' to the similar specification elsewhere within their accommodation.

To provide the necessary environmental conditions and power requirements, the service provision within the building needs to be improved. The existing infrastructure is unable to maintain the additional floorspace. The energy centre is required in order to meet this demand.

IFL are a long-standing tenant with Reynolds House and have an extremely strong working relationship with the building operators, Manchester Science park and superior landlord, Manchester City Council. This continues to be the basis of a sound understanding of all parties' interests that now exceeds 10 years of experience.

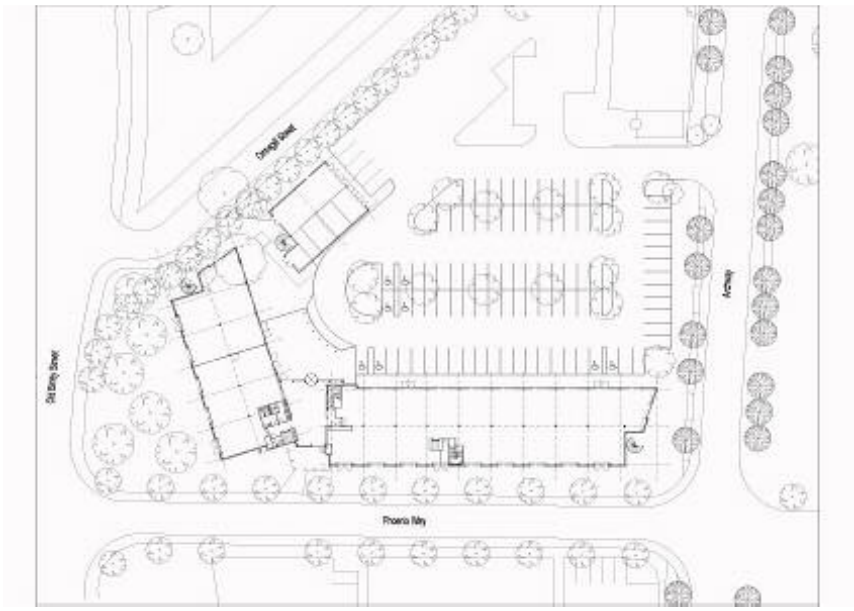
The continued expansion of IFL and further take up of the remaining floorspace within Reynolds Building, demonstrates IFL's commitment to remaining a loyal tenant on Technopark despite lucrative opportunities to relocate elsewhere.

The Energy Centre will occupy an area within the carpark of Reynolds House.

AERIAL PHOTOGRAPH



EXISTING SITE PLAN



Function

The Energy Centre is a building containing backup generators to provide, in the case of mains power failure, energy for 'Internet Facilitators' and space for condenser units to environmental control equipment. The building also contains electrical switch gear / substation and ancillary functions. IFL currently occupy two floors of the three storey office accommodation within Reynolds House.

Scale,design and aesthetic

The building is single storey and has a footprint of approximately 353sqm. The building; regular in its shape and form will be situated on the eastern edge of the existing boundary, in front and linked to the main office building, Reynolds House.

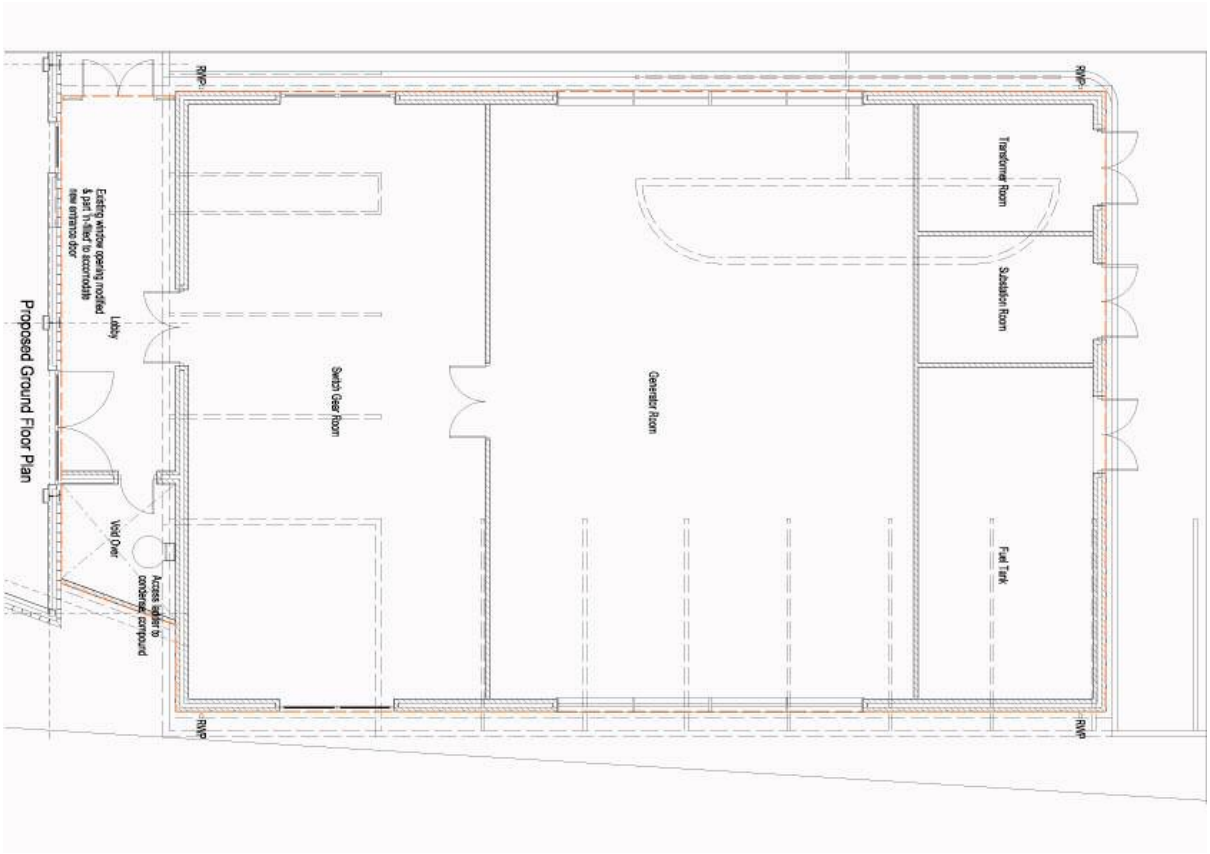
Access at this point to the centre and existing offices is for the sole use of IFL. The building is a combination of traditionally constructed red clay facing brickwork and Polyester powder coated aluminium louvers to match louvers on the existing energy centre constructed at the same time as Reynolds House. Care has been taken to assess the design prior to the application and has undergone extensive refinement following pre-application discussions with the planners. The brickwork matches the existing not only in colour and texture, but also reflects the current Reynolds's House recessed banding pattern. Cast stone copings, PPC aluminium louvers & panels, doors and windows all match details on the existing building.

The proposed energy centre will remove 20 parking spaces from the carpark and as such the hard landscaping will require adjustment as per architectural drawing (2-)AP001 prop site plan. The existing car park provides 92 parking spaces that are allocated to Reynolds House tenants. The proposal includes replacing two trees within the carpark. The need for parking spaces within Reynolds House is considerably reduced by the nature of IFL's work that requires very few staff but large secure data storage areas, these are provided within what would otherwise be modern office accommodation In fact, whereas IFL occupy two thirds of the whole building, they only employ 7 people, on site to maintain the equipment. As such, the usual B1 office standard of 1 parking space per 35 m2 doesn't relate to their type of work.

The floor plan is simple and functional, all services and operational rooms have been designed from the outset following specialist M & E Engineer advice. The switch gear and generator rooms are accessed via a lobby that also allows access into Reynolds House and secure access in the condenser compound located on the roof of the energy centre. The substation, transformer and fuel tank all have separate external access via the carpark to enable 24 hour maintenance.

The building is designed to current Building Regulations and will be further assessed during the detail design to achieve the appropriate standards of accessibility and comfort for those less able.

It should be noted that the M&E equipment is acoustically attenuated through careful consideration of the 'make up' of the building fabric and services installations



PROPOSED FLOOR PLAN

Vehicular and pedestrian access to the Energy Centre

The energy centre will be accessed via the existing vehicular entrance to the carpark off Archway. Pedestrian and vehicular access to the building is indicated on architectural drawing (2-)AP001 prop site plan.



Location of Proposed Energy Centre



Existing Site parking