



CWC

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Land at Barnhill Street /Raby Street, Moss Side.

Planning Support Report

Client: MSV Housing / Caddick

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1.0 Executive Summary

This Report identifies the Electrical & Mechanical Services that may have an impact on the planning submittal in relation to the proposed Mosscafe St Vincent Residential Development.

Items considered within this report include lighting, electric vehicle charging points (EVC).

Secure By Design standards have been utilised to formulate the external lighting design and provide the necessary CCTV and Security coverage around the site.

2.0 Introduction

Crookes Walker Consulting Limited (CWC) was requested by Erin Taaffe of Caddick Construction, to carry out a Planning Support document for the mechanical and electrical services design duties for the proposed development at Barnhill Street, Raby Street, Moss Side.



Figure A Proposed Site Concept – Image provided by MCAU Architects

This report will provide supporting information on specific planning conditions, these will cover various Building Services system, these include

- External Lighting
- Electric Vehicle Charging System's (EVC's)

3.0 Lighting

New LED lighting shall be provided throughout the car park, external walkways and external roof terraced areas.

Special consideration has been given to limit light spill and reduce any potential harmful effects.

LED luminaires aid in reducing any potential harmful effects the lighting may cause, shields / shrouds further reduce any unwanted light spill.

External Lighting has been designed in such a way that all the requirements as defined within the secure by design guidance have been adhered too.

3.1 Roadway, Footpaths & Carparking

Within the roadway, footpaths and carparking bay's a combination of column mounted, post top, single head LED streetlights, Surface mounted LED circular Bulk Heads, and 1M LED Bollards have been provided to achieve the appropriate illumination levels, to the various locations.

The detail below gives a representation of the illumination levels for the roadway and car parking areas.

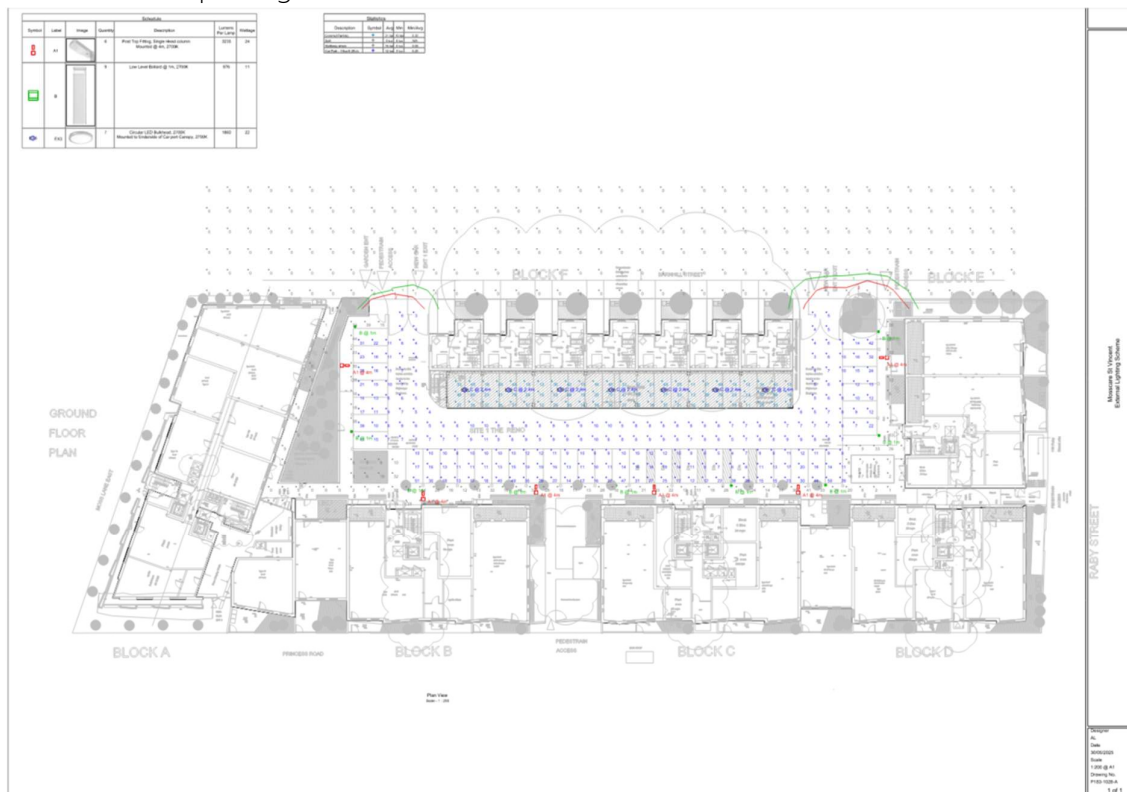


Figure b – Isolux Lux Level Lighting



Figure C – Column Post top & Bollard LED External Luminaires

3.2 Balcony Lighting

Each dwelling provided with a balcony, will have a soffit mounted external fixed bulkhead wall wash luminaire, located either centrally to the balcony, or in a location as agreed with the project architect, to provide a sufficient aesthetic illumination level's of 5-10 lux at the balcony floor level.

This lighting will not form part of the wider external lighting scheme, as they are designated, supplied and controlled to each individual dwelling and not part of the landlords system.

The external bulkhead shall be controlled via a manual switch located adjacent to the balcony entrance door.



Figure C – Wall Mounted Luminaire

3.3 Roof Top Terrace Lighting

Within the roof top Terrace areas there are multiple lighting solutions that could be considered to provide the necessary illumination around the space, there include low level brick insert recessed luminaires, wall mounted down lighters or surface mounted low level bollards, each having their own merits and requirements for suitability, which will have to be considered as the scheme develops.

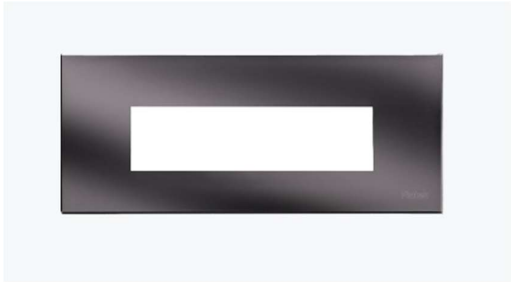


Figure D – Recessed Feature Lighting within Parapet



Figure E – Wall Mounted Direct/ Indirect Luminaire

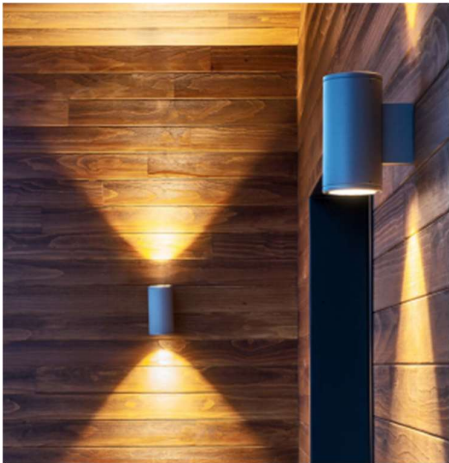
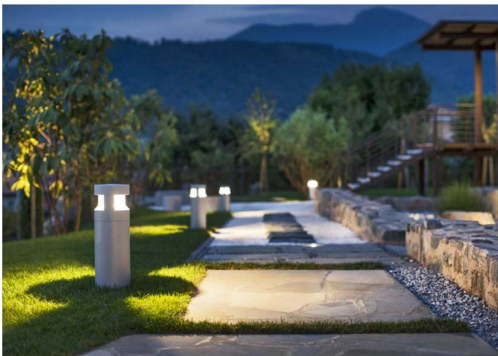


Figure F – Low Level bollard



3.4 Lighting Control

Roadway and Car Parking Lighting shall be controlled via a time clock and photocell arrangement. All external Roadway and Car Park lighting shall be illuminated from Dusk till dawn.

Other amenity lighting and secondary walkways shall have the ability to be switched off should the client desire, during periods between midnight and 6AM (for example), or the luminaires can be provided with integral PIR's allowing a "night time set back" where their outputs will be reduced to 10% of full output during the specified time period, however upon a PIR activation the lighting can increase to 50% or full brightness for a predetermined time period, before resetting back to 10%.

Roof top Terrace Lighting shall be controlled via a photocell and timeclock arrangement, with the provision of a manual override to manually switch of the roof top terrace lighting from a predetermined location, to deter nighttime gatherings.

4.0 Electric Vehicle Charging Points

Mosscares St Vincent Residential development has a total of 63 car parking bays, associated with the residential dwellings, with a total of 212 dwellings.

This report outlines the design considerations to help inform the client on requirements and options available for electric vehicle charging points for electric vehicles (**EVs**), to allow the client to make an informed brief for the provision of EVC points to serve the site.

The proposed array will consist of 7 number twin pillar mounted units and 7 number single wall mounted units in line with the client requirements and representing a minimum of 20% of car parking spaces.

Dynamic load balancing shall be provided to ensure that the supply's maximum demand is not exceeded, and sufficient charge is provided to the appropriate vehicles.

CWC have approached EVC manufacture SEVADIS to assist with this particular scheme.

The Twin column mounted units will be supplied from a local feeder pillar, which will be located centrally to the new EV chargers. Cabling will then ducted / buried direct from the feeder pillar to the new EVC pillars / post as necessary as per the image below.



Figure G – Single / Twin pedestal EV Charging points

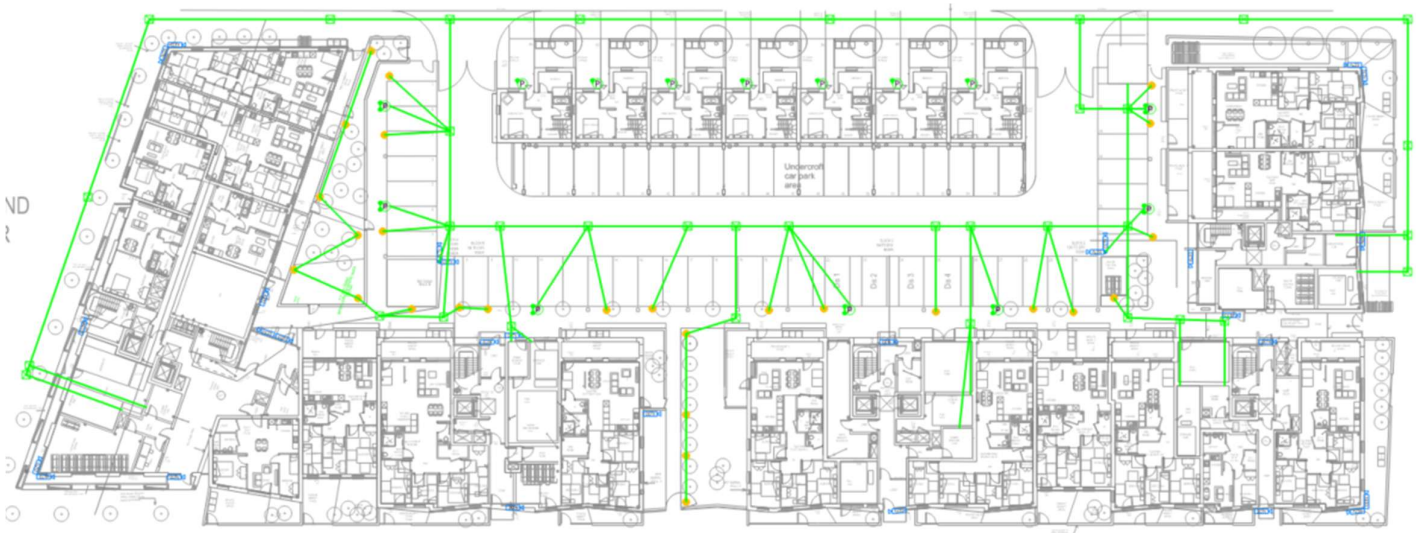


Figure H – Electric Vehicle Charging Point layout

5.0 Appendices

5.1 Lighting Drawings

5.2 EVC Location Plan