

NXQ

Lever Street, Manchester

Utilities Statement

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Howells

SOLLER

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1 Introduction

This Utilities Statement, prepared on behalf of Soller Nine, is to inform the application for full planning and consent for the partial demolition, alteration, extension and change of use of site in Manchester. This forms part of a wider development including a purpose-built creative hub, a restaurant and bar, and 17 storeys of commercial space. The site is located in Manchester's Northern Quarter at the intersection of Lever Street and Great Ancoats Street, M1 1FJ.

Access to the site is possible along Lever Street and Houldsworth Street to the rear. The data within this report is based on a desktop study of existing utility information. Record drawings have been obtained from the various statutory utility providers outlined in the upcoming sections of this report. No guarantee can be given to the accuracy of the information indicated on the drawings received. The accuracy of any record information obtained from utility authorities cannot be verified by Atelier Ten.

The satellite view of the site under consideration is shown in Figure 1.1, with the site layout plan shown in Figure 1.2.



Figure 1.1 Approximate Site Boundary

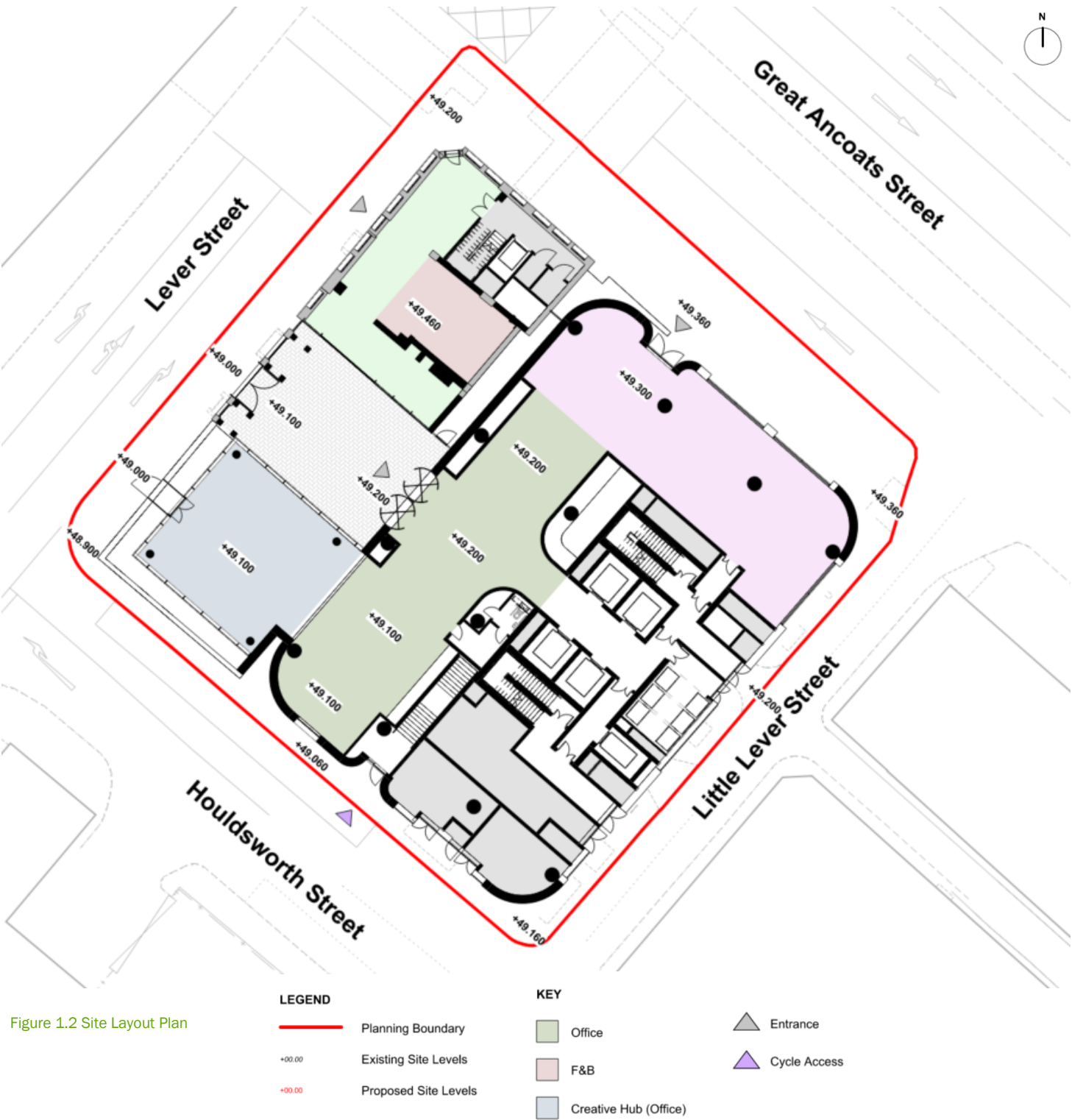


Figure 1.2 Site Layout Plan

2 Water & Drainage

2.1 United Utilities Water Services

The water provider for this site is United Utilities. Their assets near to the site, shown in Figure 2.1, include a public sewers and water mains connection. The distribution main routing appears to route from Newton Street, running through Little Ancoats Street and across Little Lever Street to within the site boundary. Further to those highlighted in Figure 2.1, services are also shown around the site perimeter along Houldsworth Street and Lever Street.

The information shown within this section has been extracted from the Site Constraints drawing provided by akt II as the information requested from United Utilities is yet to be shared as of the time of writing. A predevelopment enquiry has been submitted to United Utilities to identify if there is sufficient capacity in the network and identify any easements that impact the site. An update will be issued once responses have been provided by United Utilities.

2.2 New Connection

We envisage one new water connection being required for the site. Subject to confirmation from United Utilities, we propose that a new supply 63mm water main complete with a meter will connect to the existing distribution main on Little Lever Street, subject to final capacity loadings and United Utilities input.

It is not envisaged that new fire hydrant will be required, however this will be confirmed within the Fire Strategy Report being produced by the appointed fire consultant.

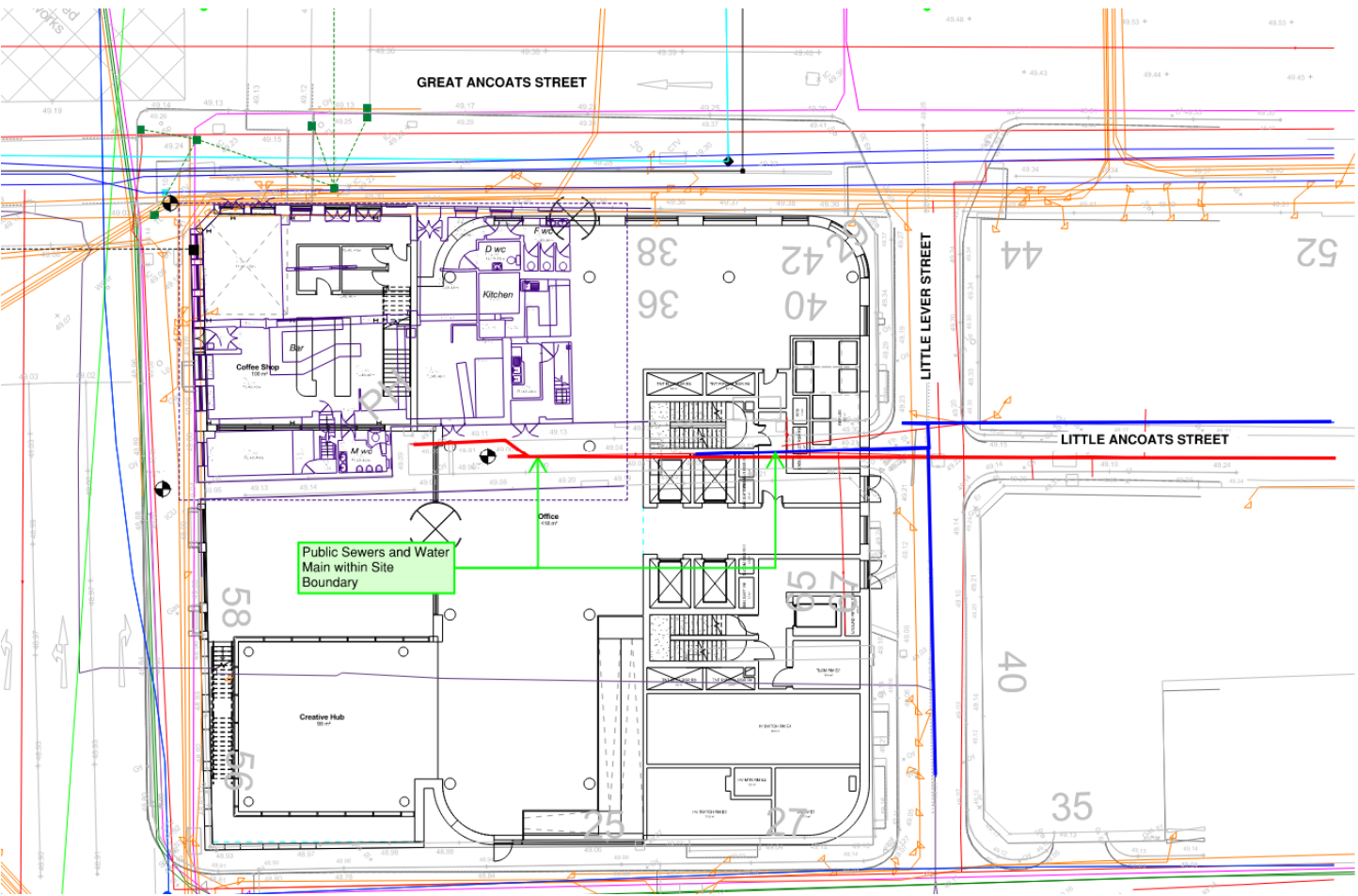


Figure 2.1 akt II Existing Services Drawing

2.3 Disconnections & Diversions

It is envisaged that the existing water connection to the existing Bem Brasil unit will be maintained as the building use is being maintained, pending confirmation of the new water demand. All other water connections to the site shall be disconnected, stripped out and capped at the site boundary.

It is not envisaged that any water diversions will be required. This will be confirmed once utility information from United Utilities has been shared and reviewed and easements identified.

2.4 United Utilities Drainage Services

United Utilities cover the drainage for this site. They have assets entering the east side of the existing building, as shown in Figure 2.1. As per the existing water connection, final information from United Utilities on their local assets is yet to be confirmed.

2.5 New Connections

For the required capacity of sewage services to the development, new connection requirements, and existing service actions, please refer to the civil engineering utility report.

LEGEND	
	ELECTRICITY : LV
	ELECTRICITY : 6kV-6.6kV
	ELECTRICITY : 33kV
	EUNETWORKS FIBER
	NEOS NETWORKS
	PUBLIC SEWERS AND WATER MAINS
	PUBLIC SEWERS AND WATER MAINS
	VODAFONE
	NEOS NETWORKS
	CITYFIBRE
	BRITISH TELECOM
	GM UTC
	EXISTING PUBLIC HOUSE PLAN

Figure 2.2 akt II Services Key

3 Gas

3.1 Cadent Gas Network Existing Services

Cadent are the current gas provider for the site. Their assets include the provision of a 315mm Polyethylene (PE) Low Pressure (LP) main which distributes along Great Ancoats Street and branches at 90 degrees, reducing to 125mm PE, distributing down Lever Street adjacent to and within the site boundary development plan. The LP main turns at 90 degrees and distributes down Houldsworth Street, within close proximity to the southern site boundary. The LP main turns a further 90 degrees, distribution down Little Lever Street within close proximity to the eastern site boundary. It is from this distribution main where an existing 63mm PE enters the site boundary from the east, as identified with dimensions on the Cadent gas network plan.

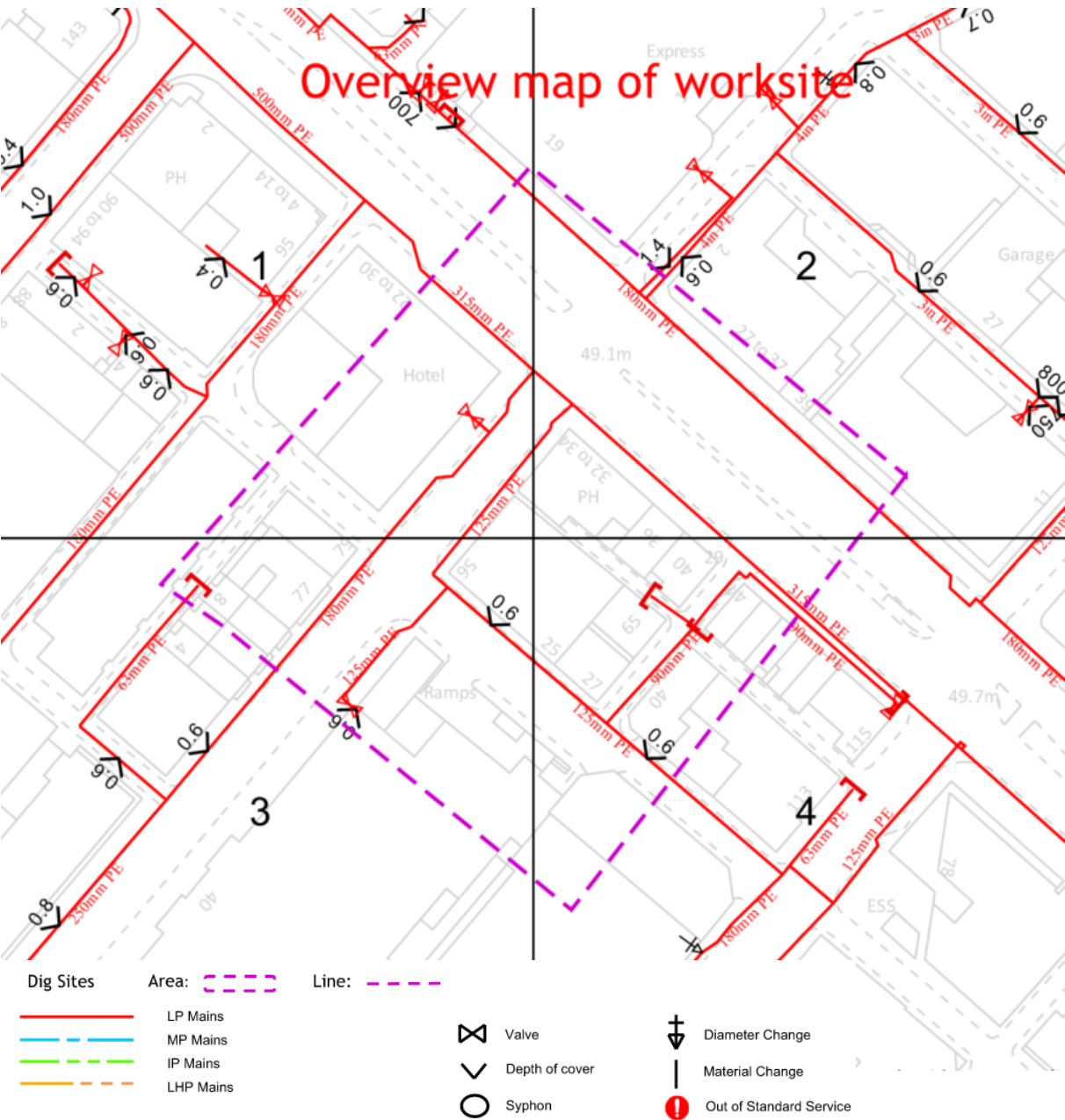


Figure 3.1 Cadent Gas Overview Map & Associated Key

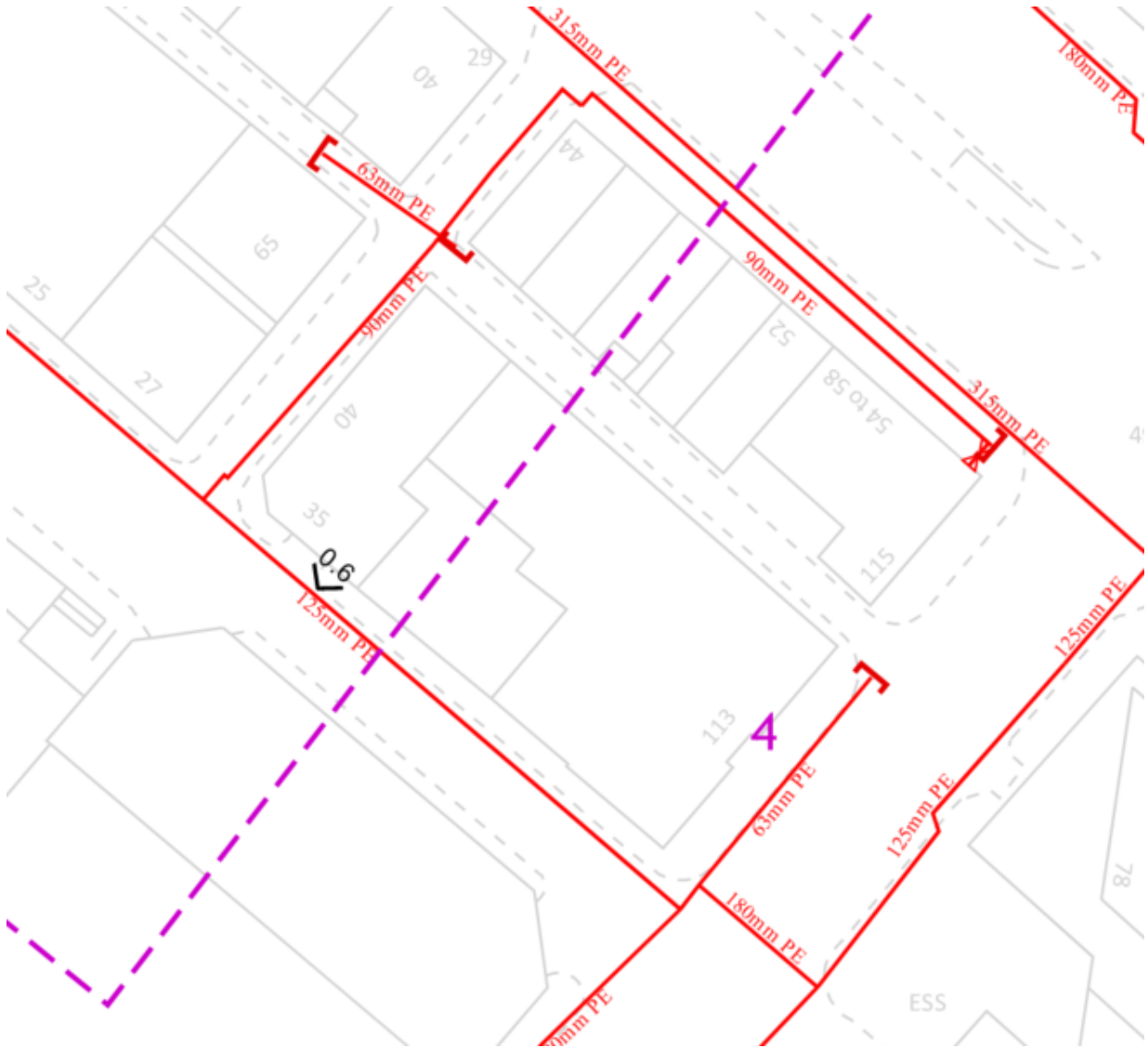


Figure 3.2 Cadent Gas Incoming Existing Supply Map

3.2 New Connection

At this stage of the project, it is envisaged that an all-electric servicing strategy will be adopted for new-build elements of the development, therefore it is proposed that no new gas connection will be required.

3.3 Disconnections & Diversions

Any existing gas connection within the site shall be disconnection, stripped out and capped at the site boundary. An initial survey of the site is required to determine the nature of the existing gas supply found within the site boundaries to establish the works required for disconnection and strip-out back to the site boundary.

At this stage it is not envisaged that a diversion of a gas main will be required. Cadent have been engaged to identify any easements in place and confirm diversion requirements. An update will be issued once this is confirmed.

4 Electricity

4.1 Electricity North West Limited (ENWL)

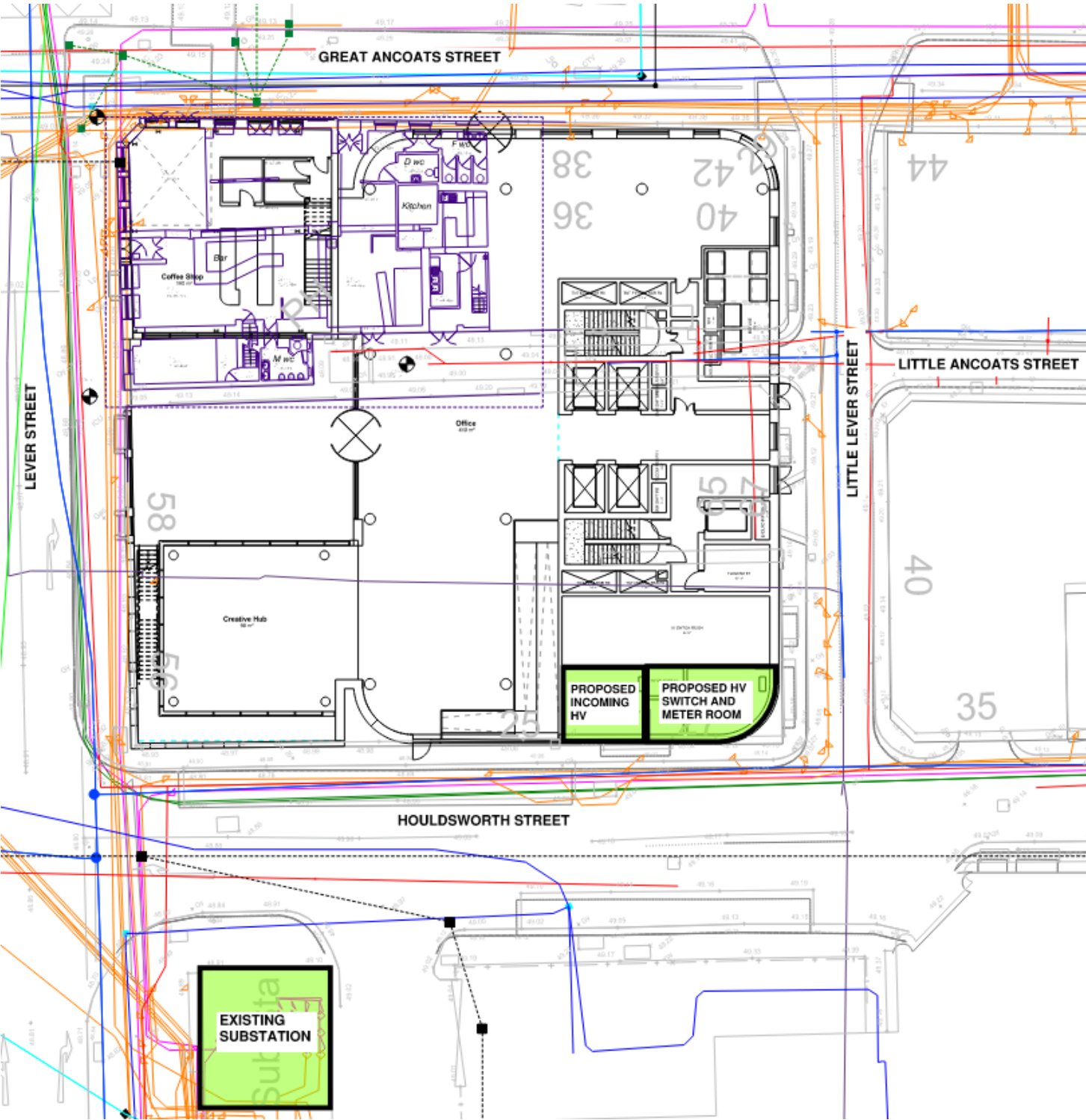


Figure 4.1 akt II Existing Services Drawing

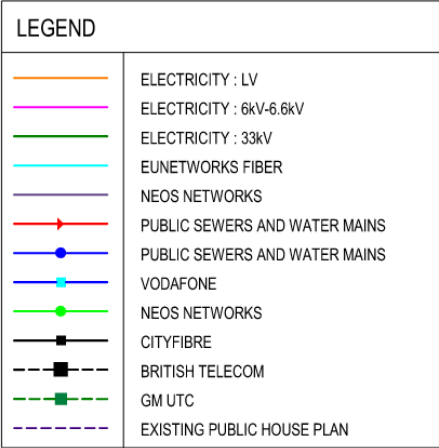


Figure 4.2 AKT II Services Key

Figure 4.1 shows an indicative overview of the existing ENW networks surrounding the site. There is an existing electric substation to the south of the site. The primary cable routes to and from the existing substation appear to run to the west (Street) and South of the site. There also appears to be LV cables distributed around the entire perimeter of the site.

The LV services powering the existing building will require identification from the yet to be provided ENW plans, prior to isolation and disconnection from the LV ring surrounding the site. This LV supply should be made redundant and removed. There are also other underground cables left in situ within the site boundary. A GPR survey is recommended to be undertaken to identify these services.

4.2 New Connection

New Substation Strategy: Initial load analysis suggests a total requirement of approximate 1.8MVA to cover the entire scheme. A new supply/ HV substation for this building will be required. The proposal is for this to be located in the Southeast corner of site as seen on Figure 4.1.

5 Telecommunications

5.1 EU Networks & Neos Network

EU Networks and Neos Networks data services surrounding the site are shown in the figures below. The available data shows that there are no connections within the site boundaries. These networks are to remain as shown and should not be disturbed during on site works.

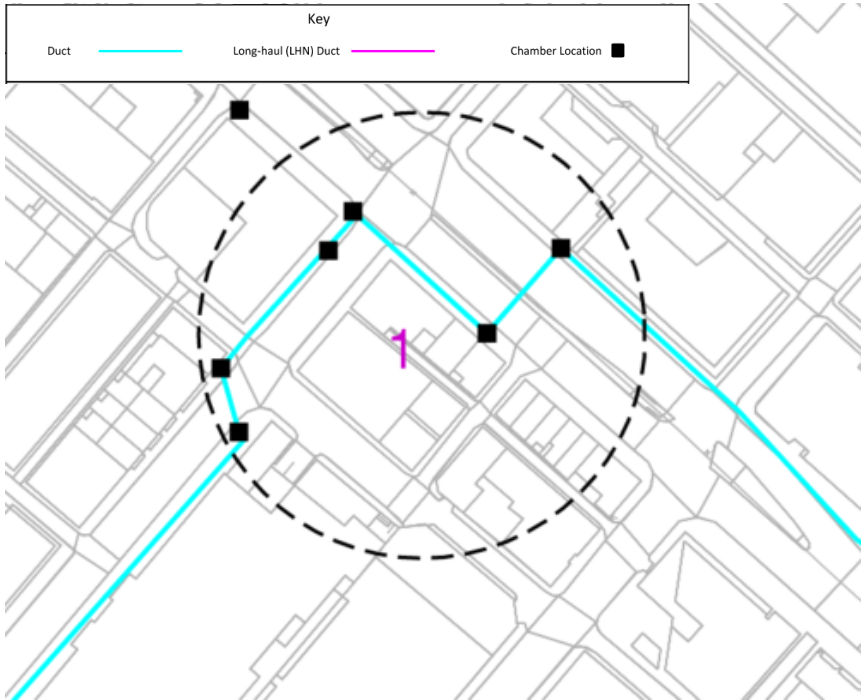


Figure 5.1 EU Networks Asset Map

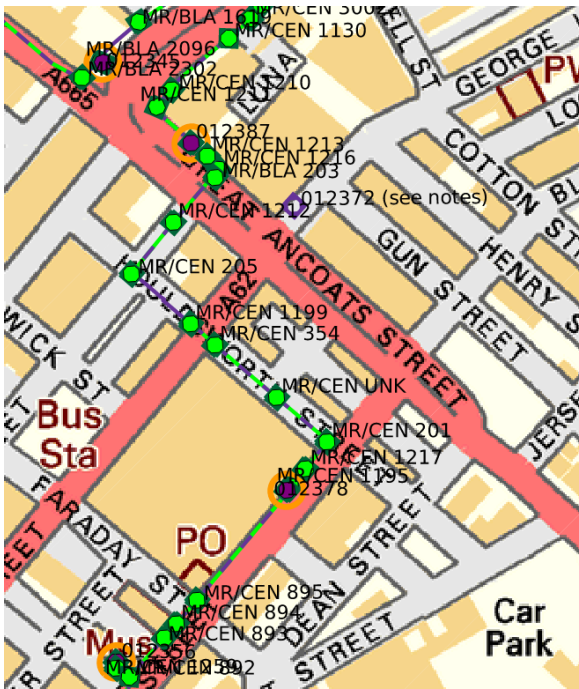


Figure 5.2 Neos Networks Asset Map

5.2 British Telecom Openreach (BTO)

BTO services surrounding the site are shown in the figure below. The available data shows that there is BT infrastructure entering along Little Lever Street to the east. There is also a supply shown to the northwest corner of the site from Lever Street and to the southwest corner of the site from Houldsworth Street. All existing supplies shall be disconnected and stripped out to the site boundary. The plan also indicated a BTO pole located in close proximity to the east of the site boundary. The pole may require relocating to a suitable location, agreed with BTO, as part of the strip out works.

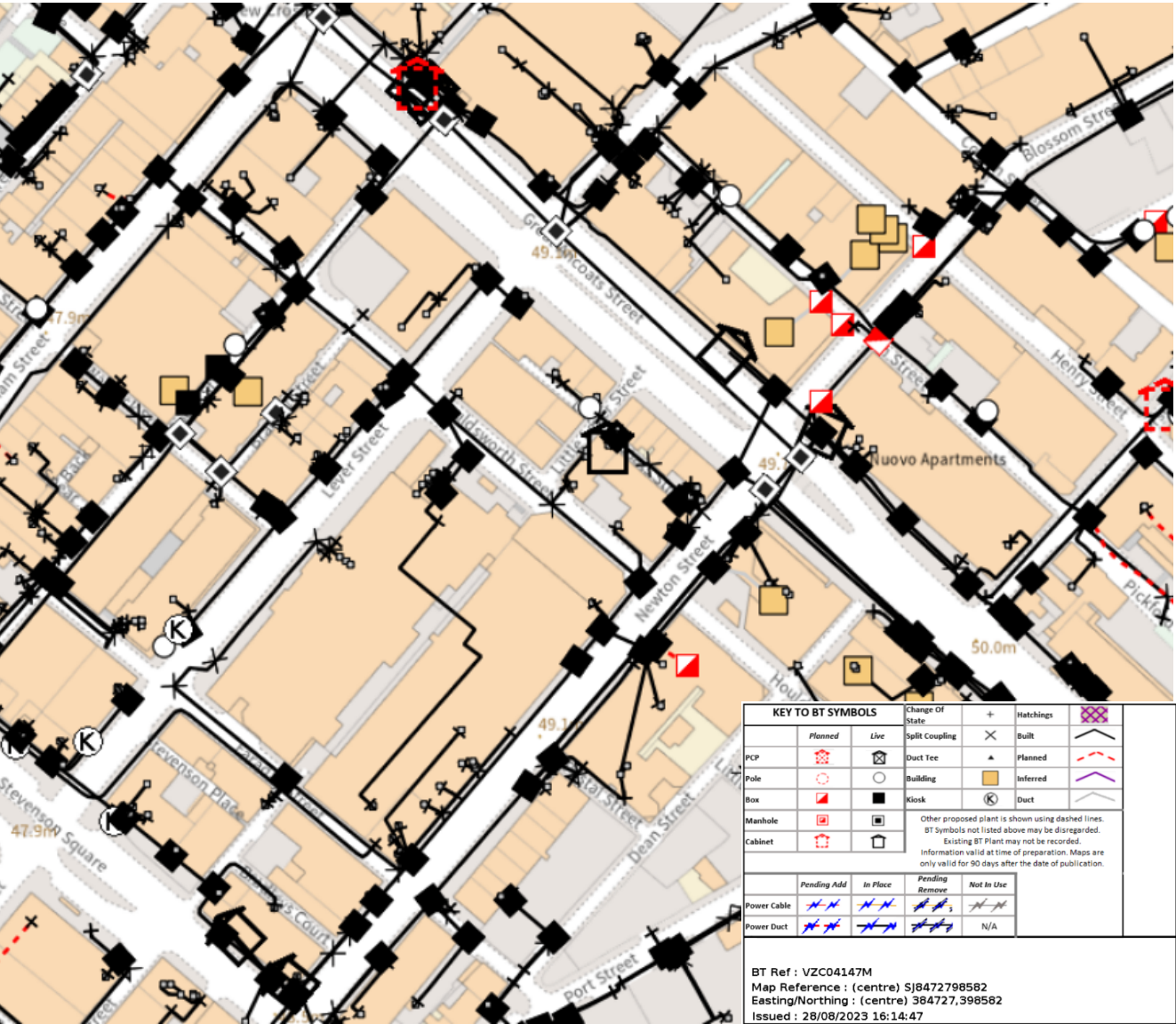


Figure 5.3 BTO Asset Map

6 Next Steps

This section of the design note is intended to summarise the findings from the public utility drawing review, whilst highlighting any potential risks, mitigation actions and next steps for the design.

The public utility layouts show a number of existing services entering the site boundary to serve the existing buildings, which will need to be decommissioned, disconnected and stripped-back to the site boundary.

The current overall health check on the statutory services we have received so far is concluded in the following table:

Table 6.1 Overall Health Check of Utilities

Service	PU Drawing Synopsis & Risks	Next Steps/ Ongoing Actions	
United Utilities	<ul style="list-style-type: none">Distribution main running along Little Lever Street appears to branch from here into the existing site boundary and serve the site.United Utilities to confirm if there is sufficient capacity in the existing network to serve the proposed development and propose a new point of connection.	<ul style="list-style-type: none">United Utilities to provide confirmation of existing assts within the site boundaries, including a utility drawing.Disconnection application to be submitted for the existing site.Full application to secure the new connection will be submitted by Atelier Ten post-planning.No diversions outside of the site boundary are currently anticipated.Civil engineer to review and progress the below ground drainage requirements to the site.A GPRS is recommended to inform service locations, with trial pits undertaken at points of concern identified.	
Cadent Gas	<ul style="list-style-type: none">63mm PE LP main routing from Little Lever Street to within the site boundaries.Existing gas mains distributions covers the majority of the perimeter of the site, just outside of the site boundaries.No new gas connection required for the proposed new-build elements.	<ul style="list-style-type: none">Disconnection application to be submitted for the existing site (disconnected and stripped back to the site boundary).No diversion envisaged, to be confirmed following discussion with Cadent regarding easements.A GPRS is recommended to inform service locations, with trial pits undertaken at points of concern identified.	
Electricity North West Limited.	<ul style="list-style-type: none">A new HV substation will be required for supply to the site for the new HV supply capacity.	<ul style="list-style-type: none">ENW to provide confirmation of existing assts within the site boundaries, including a utility drawing.Atelier Ten will request further information from ENW regarding the requirements for the new supply.Any existing supplies to be stripped back to the site boundary and new supplies installed.Design team to explore where the new substation to be located as part of ongoing design works. Outline confirmed with local DNO, subject to detailed design works.	
BT Openreach	<ul style="list-style-type: none">Available data shows there are existing connection within the site which needs to be disconnected and removed to the site boundary.Existing BT services clash with the proposed building footprint.	<ul style="list-style-type: none">A BTO survey is required to confirm the exact location of BTO assets within the site prior to any siteworks.Openreach have been contacted to determine if BT services will need to be diverted around the proposed building footprint.	
EU Networks	<ul style="list-style-type: none">Available data shows there are existing connection but does not interfere with the site boundary.	<ul style="list-style-type: none">No action required - EU networks assets to be retained and contractor to take care not to disturb during any invasive site works.	
Neos Networks	<ul style="list-style-type: none">Available data shows there are existing connection but does not interfere with the site boundary.	<ul style="list-style-type: none">No action required - EU networks assets to be retained and contractor to take care not to disturb during any invasive site works.	

KEY

 Further investigation/action required.

 No further action