

Upper Brook Street Masterplan Williams / Alliance UBS Limited Utility Statement



**UTILITIES STATEMENT
UPPER BROOK STREET
MASTERPLAN (WILLIAMS MOTOR CO (HOLDINGS) / ALLIANCE UBS LTD)**

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Prepared by

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1. INTRODUCTION

This report has been prepared by Ridge and Partners LLP on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited, to support a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the 'Proposed Development') on the Upper Brook Street Masterplan (hereafter referred to as the 'Site'). The proposal would bring forward development on a previously developed site which is earmarked for commercial and PBSA uses in the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) endorsed by MCC in 2019. This application is accompanied by a comprehensive suite of technical documents, reports and plans.'

Ridge and Partners LLP have undertaken the Utility assessment and production of this Utility Statement.

Ridge and Partners LLP have carried out preliminary design works to establish the new development utility loads.

This report includes the works and provision to the proposed development from a utility's perspective and connections to the existing utility infrastructure local to the Site and the requirements for proposed utilities servicing the proposed development.

The assessment also includes necessary utility diversions, disconnections, alterations, and protections.

Note that discussions have been held with the various asset owners to establish the new Points of Connections and future maintenance required for the various services remaining within the proposed development.

The Site extends to 2.13 hectares and is bounded by Upper Brook Street (UBS), Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed 'Former Unitarian Chapel' (sits outside of the site boundary) which now operates as student accommodation.

The Site is identified for redevelopment within the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) with mixed commercial uses, purpose built student accommodation, and high-density development identified as being a priority for the UBS site.

The Proposed Development forms one element of the wider Upper Brook Street Illustrative Masterplan which can be seen within the submitted Supporting Planning Statement.

The wider illustrative masterplan proposals are being brought forward collaboratively by Property Alliance Group, Moda Living, McLaren Property and Kadans Science Partner. The illustrative masterplan intends to transform the currently vacant sites, re-establishing their important role in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor. The emerging masterplan includes almost 3 acres of new public realm and green spaces, two new public squares, as well as a series of high-quality new buildings of varying heights to provide for c.700,000ft² of sci-tech/life sciences uses, over 1,800 purpose-built student accommodation beds, and c. 25,000ft² of active ground floor uses.

The existing land uses surrounding the site are as follows:

- To the north lays a car park sited adjacent to the Mancunian Way Ring Road. Beyond this, the Ring Road overlooks Princess Street which comprises buildings forming part of the University of Manchester (the John Garside Building and the George Begg Building) which range from 3-15 storeys in height.
- To the east of the Site is Kincardine Road; beyond which the predominant use is 2-storey residential dwellings that form a part of the wider Brunswick Estate. The Brunswick Estate is an area currently undergoing extensive urban regeneration. This direction also comprises a Salvation Army building, the Sheung Lok Wellbeing Centre and Gartside Gardens.
- To the south of the Site lays a temporary paid car park (formerly in use as a Citroën car dealership) alongside the former Elizabeth Yarwood Court residential complex. This land is also identified for redevelopment in the Oxford Road Corridor SRFG and forms the Upper Brook Street Masterplan- McLaren/ Kadans’.
- To the west of the Site is UBS, on the opposite side of which is the University of Manchester’s Main Campus, which includes the National Graphene Institute, the Manchester Engineering Campus and the Sir Henry Royce Institute, with buildings ranging from 4-storeys to 10-storeys in height.

The application red line boundary extends from Grosvenor Street to the edge of the temporary car park.



Figure 1 - Red Line Boundary of Proposed Site

1.1. Associated Documentation

The following baseline data has been used to undertake the Utility Statement:

- Proposed Masterplan for the proposed development
- All available utility providers existing utility record plans
- Record drawings of Service Easements from Land Registry Documents
- GPR Surveys and on-site Trial holes

Additionally, a proposed utilities layout has been produced detailing the existing and new services locations and easements required.

The Masterplan has been designed around the existing easements where possible. Where not possible, any services identified will be diverted in agreement with the asset owners.

The document is to support full planning permission for the demolition of existing buildings and erection of three ground floor + 12/14/41 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 1,100 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sq.m ground floor community uses (retail/café and medical facility (Use Classes E (a/b) and (e) and the provision of new public realm, two new public squares, new access and parking, and associated works.

The proposal would include the clearance of the whole Site comprising demolition of all existing buildings/ structures. Note the red line does not include the Grade II* listed 'Former Unitarian Chapel'.

Purpose Built Student Accommodation (PBSA) - The proposed buildings will provide 1,100 student bedrooms (55% studios and 45% clusters in buildings A1 and A2 and 100% clusters in building A3 (c.20% affordable clusters), student amenities, management suite, commercial/ community spaces and supporting ancillary areas. The proposed PBSA scheme is arranged in three building blocks with buildings A1 and A2 linked on the ground floor to form spaces for student amenities and building A3 is separated by the proposed public square. The buildings step down in height in a north-south direction comprising ground +41/14/12.

Life Sciences - The proposed buildings will provide approximately 46,643sq.m of combined laboratory and office space along with a ground floor publicly accessible café and medical facility. The buildings will also house conference space alongside secure cycle store and cycle changing. The massing is split into three buildings surrounding the proposed public square and retaining Grade II* listed 'Former Unitarian Chapel' and the buildings will range from 5 to 9 storeys in height.

1.2. Alternatives

Several considerations have influenced the Utilities proposal, strategy and Masterplan, for the proposed development including.

- Location of existing underground services
- Proposed Masterplan layout
- Proposed development demand
- Future demands and technologies

The Location of the existing HV, Gas, Water and Telecoms, and the future access / easements were considered against the Proposed Masterplan, due to these services having serious constraints and questioning viability of the scheme, the decision was made to divert the services to ensure suitable access and clearances are achieved in the future, as required by the asset owner.

The proposed usage of the site facilities, and energy strategy influenced the load capacities required from the local utilities' infrastructure, and the locations of the Points of Connections.

Of the above, considerations were influenced when establishing the 'Points of Connections' (PoC's), the closest possible PoC's are to be progressed to ensure as minimal disruption as possible when installing new underground utilities.

The alternatives progressed within the scheme include;

- Various load assessments to suit different types of building areas have been prepared, to establish PoC's and provide flexibility to the proposed development.
- Alternative Points of Connections and services routes to ensure proposals with the least environmental impacts have been progressed.

1.3. Proposed Utility Provision

The PoC's and capacity allowances calculated for the proposed development has been based around the proposed development including;

- Building Usage
- Accommodation schedule
- Area m2
- Commercial spaces
- Benchmarking for similar buildings

The calculated capacity allowances have been submitted to the various asset owners and connections proposal received back, these include.

- Electricity – Electricity Northwest PoC 2.1MVA
- Water – United Utilities PoC Under development

Electricity

The new Electricity connection will require the installation of 3no. on-site 11kV sub-stations which will be installed to provide power to the PBSA development.

The new HV Electrical supplies to substation and the construction of a 11kV sub-stations works will involve installation of new underground HV cabling from the local HV network, this works will be on-site and off-site, limited traffic management systems are envisaged to facilitate the installation of the underground cabling.

Water

New Water services to the proposed site will involve installation of new underground water pipes from the PoC and on-site infrastructure work, this works will be on-site and off-site, traffic management systems are envisaged to facilitate the installation of the underground piping. United Utilities are assessing the current load and proposed PoC at the time of this report.

Telecoms

New Telecoms services to the proposed site will involve installation of new underground ducting and access chambers from the PoC and on-site infrastructure work, this works will be on-site and off-site, traffic management systems are envisaged to facilitate the installation of the underground ducts.

The Utility strategy takes cognisance of any protection disruption of existing connections to operational buildings on the proposed development. This includes potential works to future phased works, and modifications / upgrading of the existing units within the Proposed Development.

1.4. Utility Considerations

The proposed utility servicing strategy includes.

- All services are to be installed underground within coordinated routes, taking in to account any existing constraints within the Site.
- All new utility connections proposals provide the required capacities for the proposed development. The applications include for spare capacities for potential upgrading to reduce future environmental impacts.
- All services will be connected to the most local PoC available. Existing services to surrounding areas are not envisaged to be affected by the new PoC's, and any road works will be subject to an agreed traffic management plan.
- The Electricity will be derived from the local HV network, no disruption to any existing services is envisaged, and an agreed traffic management plan will be in place for any works associated with laying the new cables.
- All known services have been identified utilising record drawings, GPR surveys undertaken, and services will be disconnected or diverted to facilitate the proposed development. Ongoing discussions with the asset owners are underway to ensure minimal impacts to surrounding networks.
- The new utility supplies will be installed in new underground trenches on roadways or footpaths. An agreed traffic management plan will be in place for these works. Also, the infrastructure will be sized to accommodate future phased works, to reduce potential future impact of having to install additional infrastructure.
- Temporary / proposed utility supplies will be taken directly from the local utility provider's network. This will reduce the need for diesel generation, giving a more efficient and quieter solution, no impact to existing surrounding infrastructure is envisaged.
- To minimise disruption of connections to existing operations buildings on site, the utilities will typically be installed on a 'ring' type distribution, to ensure buildings can be back fed during any works to the utility services. Services will be sized to accommodate future expansion.

1.5. Synergistic Effects

The proposed Utility strategy and provision of capacities has been developed collectively with the professional design team and utility asset owners, including consideration of existing ground conditions and levels, landscaping, roadways, and any existing capacities available from the surrounding utilities network.

We have consulted other parties to ensure a collaborative approach and to manage the interactions of any effects resulting from the Proposed Development, including.

- Energy suppliers including Electricity Northwest, National Grid, United Utilities and Openreach (and other 3rd party providers), to establish any existing, diverted, and proposed utilities.
- Upper Brook Street professional design team to co-ordinate ground levels for utilities cover to underground services.
- Simpson Haugh Architects, to co-ordinate masterplan with proposed and existing utilities
- Internal review to ensure proposals align.

1.6. Conclusion

In conclusion, this Utility report identifies the proposed Utilities works required for the proposed development.

There are several disconnections and diversions required to the existing underground services to facilitate the proposed development, discussions are ongoing with the asset owners to plan the works to ensure future locations are accessible and there is no, or minimal, disruption to the local receptors.

The relevant asset owners have been contacted and have offered or are in the process of establishing the most local PoC's suitable for the proposed development requirements.

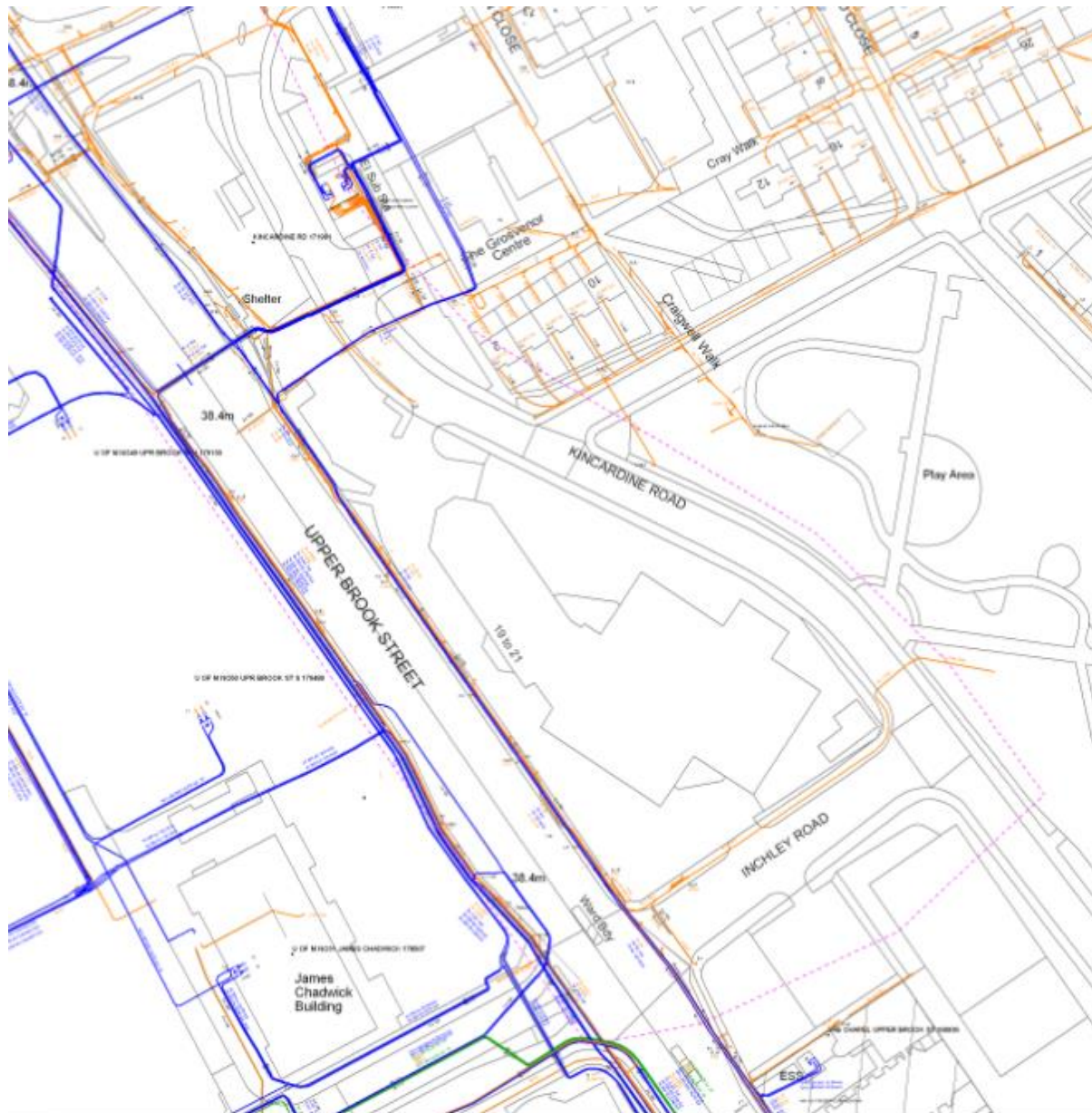
Network capacity enquiries have been issued to the relevant utility providers based on anticipated loadings required to service the overall proposed development.

The proposed Masterplan for the development has been set out to ensure any existing live services, in close proximity, that are to remain will not be affected, and easements maintained in accordance with the asset owners' requirements.

Any existing redundant / out of commission services will be cut back and made safe, and existing services identified and recorded for future reference.

The new connections that have been applied for include any potential upgrades to any future upgrades within the development, to futureproof the development.

1.7. Existing Electricity Infrastructure (ENW)

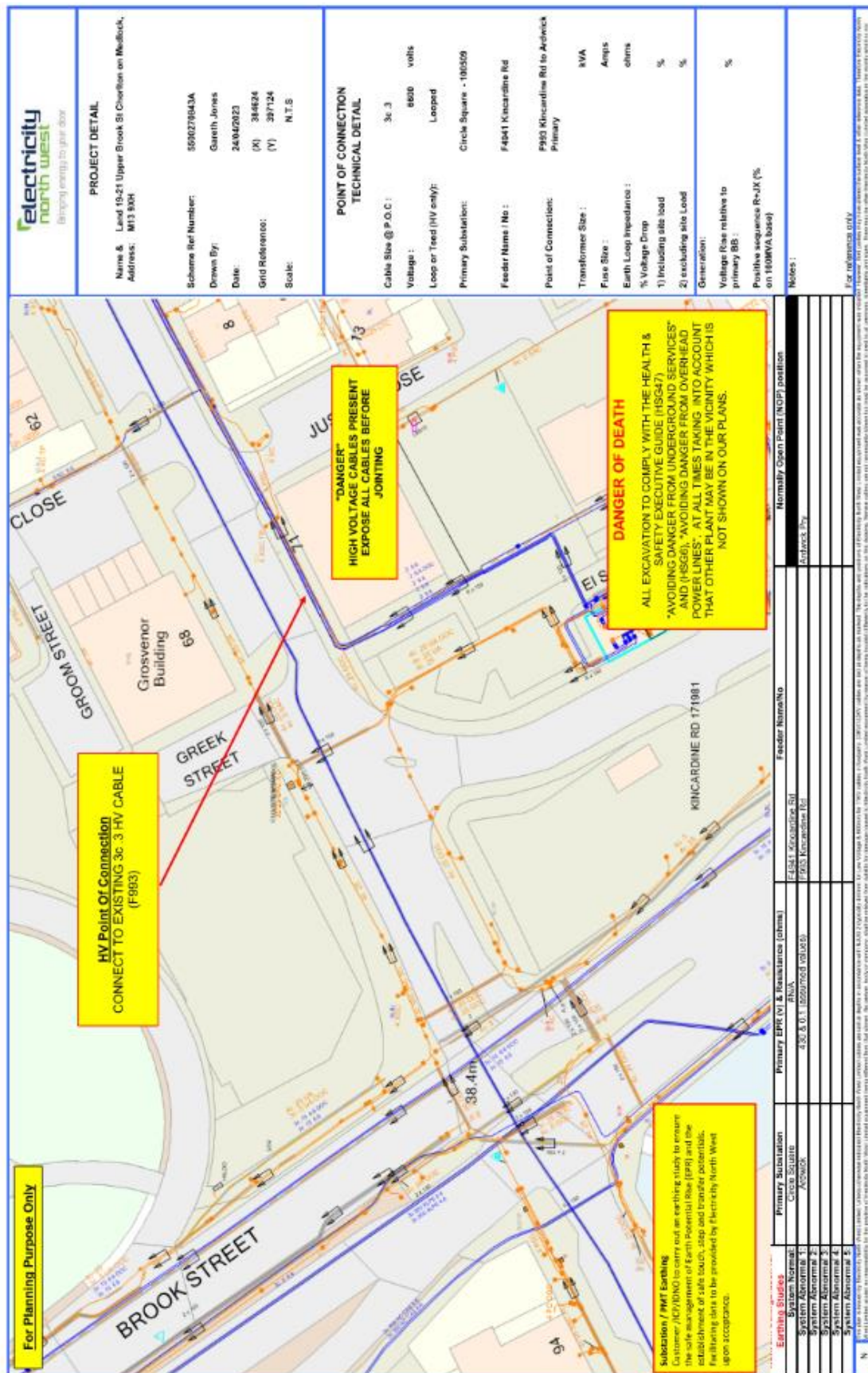


m Mullett Utilities Limited 10/10/2022 '190655 erence: Kincardine Road .line - - -	Operating Voltage	Colour Code	Line Colour
	132kV	Black	—
	33kV	Green	—
	22kV-25kV	Yellow	—
	11kV	Red	—
	6kV-6.6kV	Blue	—
	1kV-6kV	Violet	—
	LV	Orange	—
	Unknown Voltage	Brown	—

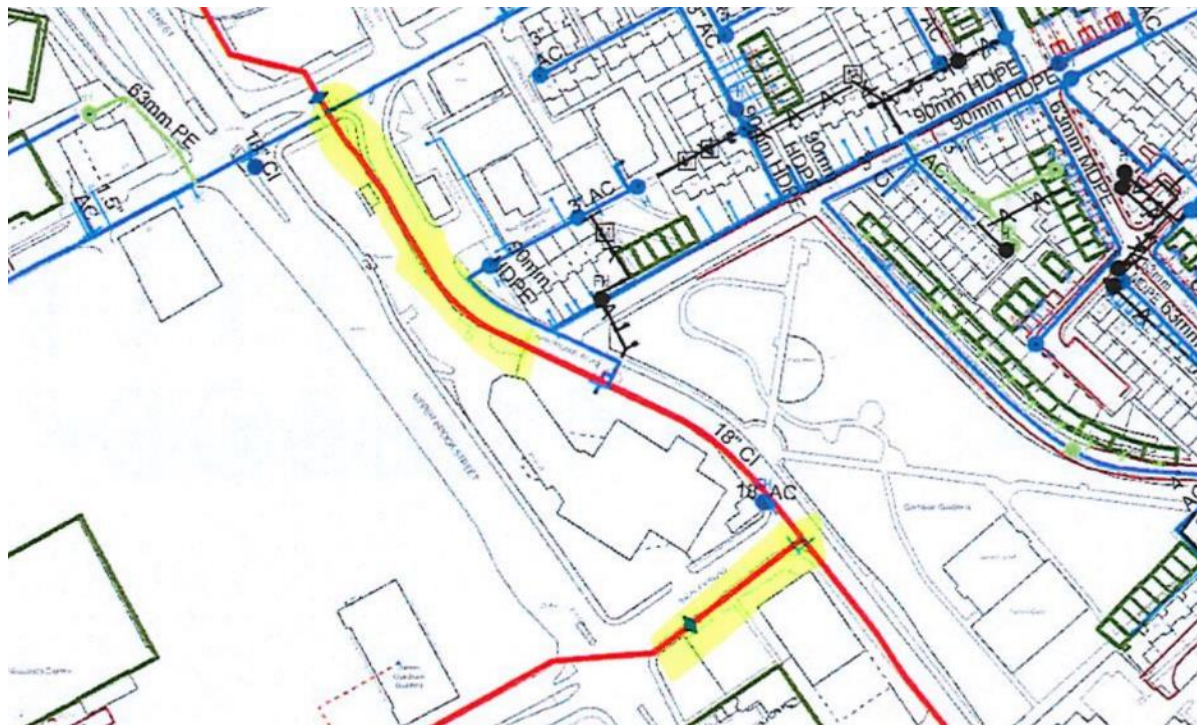
electricity
north west

Data Management
 Electricity North West
 Linley House
 Dickinson Street
 Manchester, M1 4LF

1.8. Proposed Electrical PoC (ENW)



1.9. Existing Water Infrastructure



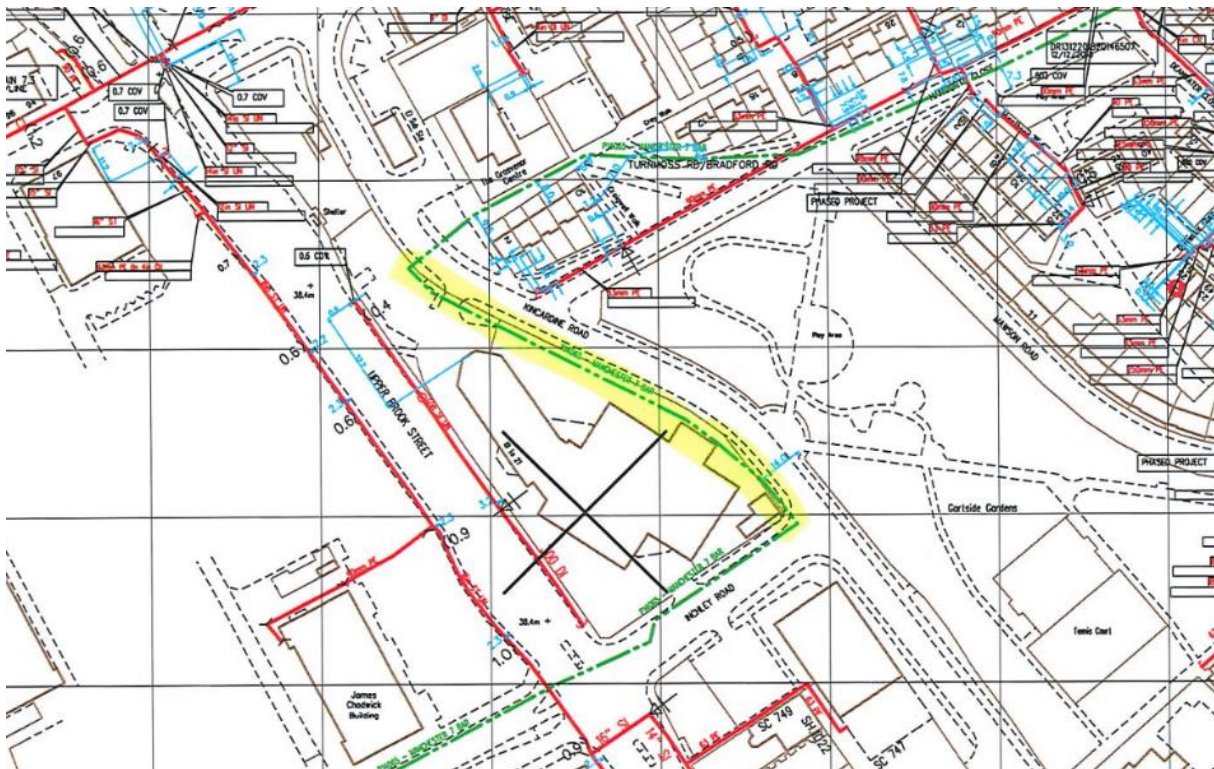
CLEAN WATER SYMBOLOGY

PIPE WORK

Live Proposed

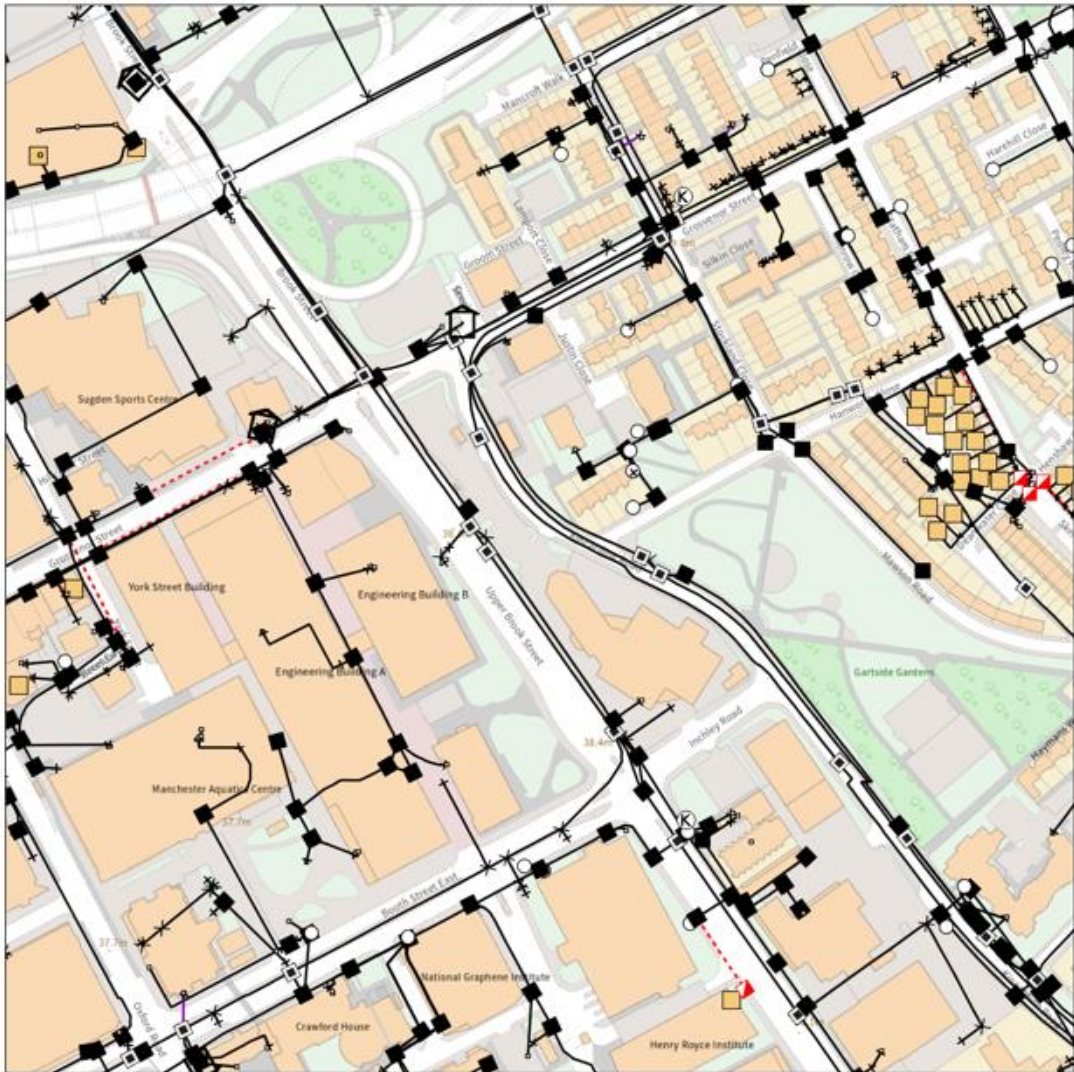
—	—	Trunk Main - Pressurised Main
—	—	Raw Water Aqueduct - Pressurised Main
---	---	Raw Water Aqueduct - Gravity Main
- - -	- - -	LDTM Raw Water Distribution - Pressurised Main
- - -	- - -	LDTM Raw Water Distribution - Gravity Main
—	—	LDTM Treated Water Distribution - Pressurised Main
---	---	LDTM Treated Water Distribution - Gravity Main
---	---	Private Pipe - Lateral Line
—	—	Distribution Main - Pressurised Main
---	---	Comms Pipe - Lateral Line
---	---	Concessionary Service - Lateral Line

1.10. Existing Gas Infrastructure



SCALE: Not to scale	LP MAINS								
USER ID: TNVA7412	MP MAINS								
DATE: 21/08/2017	IP MAINS								
EXTRACT DATE: 05/06/2017	LHP MAINS								
MAP REF: SD5329	NHP MAINS								
CENTRE: 353583, 429815									
Some examples of Plant items:									
Valve		Depth of Cover		Syphon		Diameter Change		Material Change	

1.11. Existing Telecoms Infrastructure



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

 **openreach**

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Controller of Her Majesty's Stationary Office
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KEY TO BT SYMBOLS		Change Of State	+	Hatchings	
Planned	Live	Split Coupling	X	Built	
PCP		Duct Tee	▲	Planned	
Pole		Building		Inferred	
Box		Kiosk		Duct	
Manhole		Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet					
Pending Add	In Place	Pending Remove	Not In Use		
Power Cable					
Power Duct			N/A		

BT Ref : UA108463U
Map Reference : (centre) SJ8463797114
Easting/Northing : (centre) 384637,397114
Issued : 10/10/2022 08:46:55

ASSET LIST

ID	DESCRIPTION	LOCATION	REMARKS
0001	WATER MAIN	100m x 150mm	100m x 150mm
0002	SEWER MAIN	100m x 150mm	100m x 150mm
0003	GAS MAIN	100m x 150mm	100m x 150mm
0004	ELECTRICITY MAIN	100m x 150mm	100m x 150mm
0005	TELECOMMUNICATIONS MAIN	100m x 150mm	100m x 150mm
0006	WATER MANHOLE	100m x 150mm	100m x 150mm
0007	SEWER MANHOLE	100m x 150mm	100m x 150mm
0008	GAS MANHOLE	100m x 150mm	100m x 150mm
0009	ELECTRICITY MANHOLE	100m x 150mm	100m x 150mm
0010	TELECOMMUNICATIONS MANHOLE	100m x 150mm	100m x 150mm
0011	WATER VALVE	100m x 150mm	100m x 150mm
0012	SEWER VALVE	100m x 150mm	100m x 150mm
0013	GAS VALVE	100m x 150mm	100m x 150mm
0014	ELECTRICITY VALVE	100m x 150mm	100m x 150mm
0015	TELECOMMUNICATIONS VALVE	100m x 150mm	100m x 150mm
0016	WATER PUMP	100m x 150mm	100m x 150mm
0017	SEWER PUMP	100m x 150mm	100m x 150mm
0018	GAS PUMP	100m x 150mm	100m x 150mm
0019	ELECTRICITY PUMP	100m x 150mm	100m x 150mm
0020	TELECOMMUNICATIONS PUMP	100m x 150mm	100m x 150mm

LEGEND

- WATER MAIN
- SEWER MAIN
- GAS MAIN
- ELECTRICITY MAIN
- TELECOMMUNICATIONS MAIN
- WATER MANHOLE
- SEWER MANHOLE
- GAS MANHOLE
- ELECTRICITY MANHOLE
- TELECOMMUNICATIONS MANHOLE
- WATER VALVE
- SEWER VALVE
- GAS VALVE
- ELECTRICITY VALVE
- TELECOMMUNICATIONS VALVE
- WATER PUMP
- SEWER PUMP
- GAS PUMP
- ELECTRICITY PUMP
- TELECOMMUNICATIONS PUMP

NOTE: UOP ACTION - ALL MANHOLES ON SITE TO BE SERVICED AND PHOSPHORUS TAKEN TO DISCHARGE. IF ANY MANHOLES ARE FOUND TO BE DISCONNECTED OR TO BE ISOLATED, DISCONNECTED OR DIVERTED, THE ASSET OWNERS ARE TO BE NOTIFIED AND C314 QUOTES TO BE PREPARED.



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