



**MANCHESTER
CITY COUNCIL**

**Capital Programmes & Property
Growth & Neighbourhoods Directorate**

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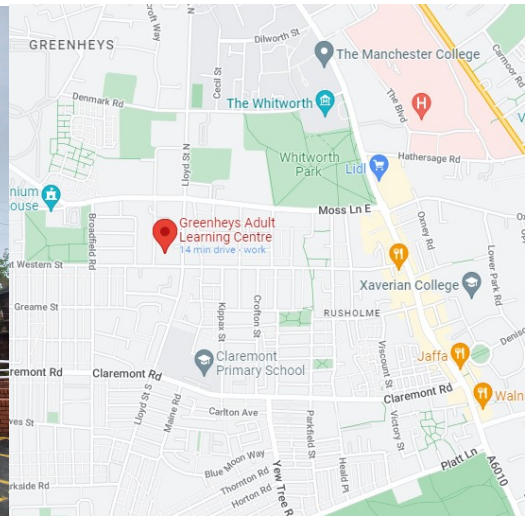
Our Ref: AMP45213

HERITAGE STATEMENT

Greenheys Adult Learning Centre

Upper Lloyd St, Manchester M14 4HZ

Rewire



Jan 2023

1 INTRODUCTION

The Adult Learning Centre consists of three buildings, the largest being the main block, which is a two-story former School with basement, constructed in 1896 and is Grade II Listed. There is a smaller block which is an annexed single story classroom block constructed circa. 1970. There is also a caretaker's residential building, constructed circa. 1905. A large car park is located to the front of the premises.

2 BACKGROUND HISTORY

The main roof area is a steep pitched natural slate covered roof with a timber roof structure which underwent major refurbishment in 2014, including the removal and reconstruction of the Spire.

3 PROPOSED WORKS

We propose a partial rewire to include all life safety systems: all internal and external emergency lighting, fire alarm and intruder alarm systems, replacement of existing external building mounted floodlights, and a full test and inspection of the existing electrical installation.

In addition, there are several emergency exit doors which currently do not have any external emergency lighting. In order to comply with BS 5266-1 new emergency luminaires will be installed to these doors.

3.1 EMERGENCY LIGHTING

The proposed rewire will not impact on any of the current external appearance other than that of the existing external lighting which is not original. New external emergency luminaires are required to the exit doors located on the east and west sides of the building.

Where possible cabling to luminaires shall be installed in existing containment and conduits or follow the existing mounted routes. For new external luminaires cabling shall be routed from the building to the rear of the luminaire.

Existing emergency bulkhead luminaires shall be replaced with new low energy LED equivalent bulkheads. The bulkheads will be replaced point for point. In addition, new bulkheads will be installed so that emergency escape lighting meets the necessary standards.

Existing emergency exit signs are not currently to BS 5499 standard and shall be replaced point for point with new low energy LED types. All new signage shall comply with the required standard for exit signage.

The replacement of the existing bulkheads with low energy LED types will not only bring the building up to the current safety standards but should also reduce the building's energy consumption and carbon footprint.

3.2 CAR PARK FLOODLIGHTS

The existing building mounted floodlights are not original to the building and are currently non-operational. This leaves the car park very poorly lit and has safety implications for both staff and users of the building. It is proposed that the existing floodlights are replaced point for point with LED equivalents.

Cabling to new floodlights shall use existing containment or conduits.

Replacing the floodlights will provide better car park lighting levels as well as reducing the energy usage of the existing halogen luminaires.

3.3 FIRE ALARM

Both the main building and annex building fire alarm panels are obsolete and are no longer supported by the manufacturer. Similarly, the smoke detectors, sounders and other accessories are approaching the end of their useful life. It is therefore proposed to replace the panels, detectors and accessories with modern addressable equivalents.

The installation will also include the use of sounders, visual beacons and accessible toilet alarms to ensure the safety of all users.

Cabling shall be installed in existing containment and in existing ceiling voids. Any surface clipped cables shall follow existing routes.

3.4 INTRUDER ALARM

The existing intruder alarm consists of various equipment and accessories installed as needed throughout the life of the building. It is not clear whether all equipment functions correctly. It is proposed that the existing system be removed and replaced with a modern intruder detection system by a single manufacturer. Both buildings shall have a dedicated intruder alarm system.

The new system shall consist of a main panel, power supply, door contacts and PIRs. PIRs will be positioned to protect stairwells, ground floor rooms with external windows and entrances.

Cabling shall be installed in existing containment and in existing ceiling voids. Any surface clipped cables shall follow existing routes.

Both the fire alarm and intruder alarm systems shall be installation with off-site communication capabilities so that the alarms are monitored at all times.

3.5 ELECTRICAL INSTALLATION

Although there are no planned electrical works other than described above, the existing electrical installation shall undergo a full test and inspection. This shall be carried out in order to make sure all electrical systems are in safe working order, and that there is no immediate danger to the building users.

All C1 defects found on site shall be repaired immediately to ensure the safe operation of the building. All other defects shall be considered and repaired as necessary and where costs permit.

Any repairs required shall be done sympathetic to the existing, using existing cable containment and existing installation philosophy.

4 SUMMARY

All works proposed are done so in order to make sure the building life safety systems are operational and are in line with current standards. It will also have the added benefit of helping the building reduce energy consumption via the use of new low energy LED luminaires.

Existing systems consist of accessories by various manufacturers. By replacing the systems with a single manufacturer, we can ensure the correct operation and ease of maintenance of that system.

By ensuring all life safety systems are up to date and functional, not only are the building users better protected from fire, electrical faults etc, but as is the building itself.