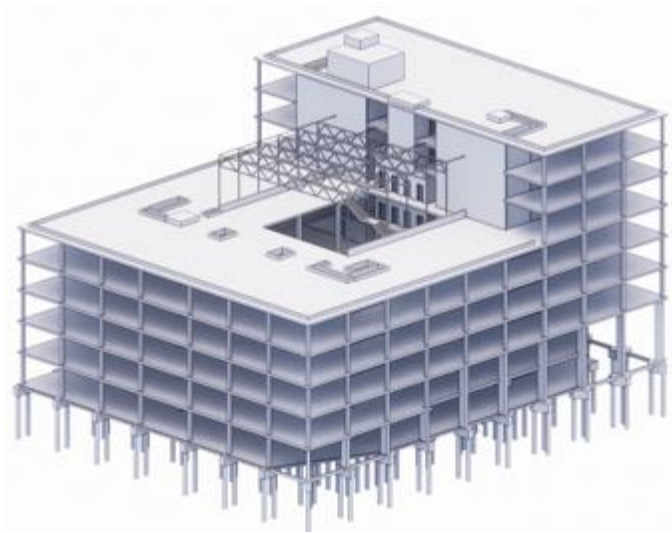


An architectural rendering of a modern urban development. On the left is a multi-story building with a grid-like facade of windows and balconies. To its right is a taller, more slender building with a similar grid pattern. The foreground shows some greenery and a paved area with small figures of people. The entire image is overlaid with a semi-transparent blue filter.

June 2023
Utilities Statement Kadans

Upper Brook Street Masterplan **(McLaren / Kadans)**



Utilities Statement

Upper Brook Street, Manchester

UBS-HDR-ZZ-XX-RP-S-000003

Blackfriars, London

Document Control

Issue	Date	Status	HDR Author	HDR Approval	Notes
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1 Introduction

1.1 Purpose of Report

Kadans Science Partner Ltd (Kadans) have instructed HDR to progress the civil and structural design for the proposed Sci-Tech development at Block B, Upper Brook Street, Manchester, M13 9SY.

This report summarises the current records for the existing utilities on the site. The information is based on a desktop utilities search procured by others, reference Groundwise Utility Report 7877.1RB-GWS.

The existing utilities are to be confirmed on site by Ground Penetrating Radar (GPR) survey.

1.2 Proposed Development

The proposed development comprises the demolition of the existing 2 storey building at Kincardine Road and a canopy structure used for car dealership at Upper Brook Street and the construction of a new single 6 to 9 storey block to provide circa 13,723m² of combined laboratory and office space along with a ground floor publicly accessible café, meeting room suites throughout the building, and a secure cycle store and cycle changing.

The building massing is split into a low level 6 storey block (inc. plant) to Kincardine Road, jumping up to 9 storeys (inc. plant) at Upper Brook Street, with an atrium to the centre of the floorplates that houses informal breakout spaces and forum seating at ground floor.

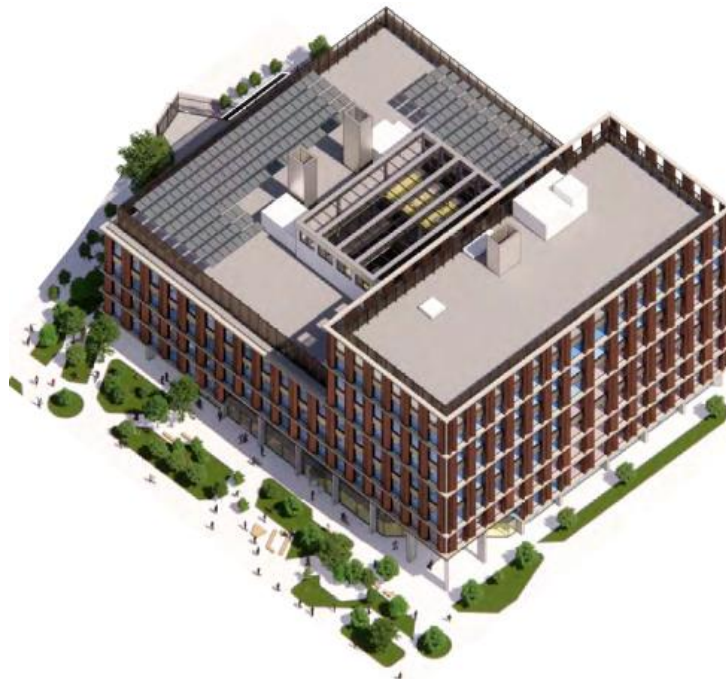


Figure 1 – Sci-Tech Building 3D View (Sheppard Robson)



Figure 2 – Ground Floor Plan (Sheppard Robson)

1.2.1 Planning Conditions

A planning application for the scheme is to be submitted to the Manchester City Council in May 2023 with planning conditions to be confirmed.

2 The Site

2.1 Existing Site

The Site extends to 1.084 hectares (ha) and is partially in use as a temporary paid car park. The paid car park is located on a section of the Site which was formerly in use as a Citroën car dealership and is accessed from both Upper Brook Street (UBS) to the southwest and Kincardine Road to the northeast. It is understood this part of site is currently under development and will provide Purpose Built Student Accommodation (PBSA).

The remainder of the Site designated as Block B and allocated for the Sci-Tech development comprises the former Elizabeth Yarwood Court 2-storey residential complex, which is accessed from Kincardine Road to the northeast of the Site, and a canopy structure used as a car showroom, which is accessed from Upper Brook Street as shown on Figure 4. The Block B site can be approximately centred on Ordnance Survey national grid reference 384850, 396850, at postcode M13 9SY.

There are some areas of hardstanding, used as parking, to the rear of Elizabeth Yarwood Court however the site is mainly covered by landscaping (grass) with trees and shrubs. A tree survey will be required to confirm if any of the trees are to be protected and if permissions are required for their removal. The existing buildings are not listed, and the Site is not located within a conservation area.



Figure 3 – Existing Site (Looking North)

The Site is identified for redevelopment within the Oxford Road Corridor SRF with mixed commercial uses in-line with the SRF being a priority for the UBS site.

The Upper Brook Street Masterplan - McLaren/Kadans proposed, forms one element of the wider Upper Brook Street Illustrative Masterplan which can be seen within the submitted Supporting Planning Statement. The northern side of the Upper Brook Street Masterplan is being delivered by Property Alliance Group and Moda Living.

The wider masterplan proposals are being brought forward by Kadans Science Partner, McLaren Property, Property Alliance Group and Moda Living. The 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 over 2 acres of new public realm and green spaces, a new public square, as well as a series of high-quality new buildings of varying heights to provide for approximately 700,000 ft² of sci-tech accommodation, 1,800 purpose-built student accommodation beds, and 25,000 ft² of active ground floor uses.

2.2 Surrounding Area

The existing land uses surrounding the site are as follows:

- To the northwest of the Site is a vacant single-storey commercial building (also identified for redevelopment within the Oxford Road Corridor SRF) and the Grade II* listed 'Former Unitarian Chapel' which now functions as student accommodation.
- To the northeast of the Site is Kincardine Road; beyond which is a 4 to 6-storey student accommodation building and 2-storey residential dwellings that form a part of the wider Brunswick Estate. The Brunswick Estate is an area currently undergoing extensive urban regeneration (see Cumulative Scheme 1 (Brunswick Neighbourhood)).
- To the southeast of the Site is Cottenham Street; beyond which is the Tai Wu restaurant and W.H. Lung Supermarket.
- To the southwest 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.

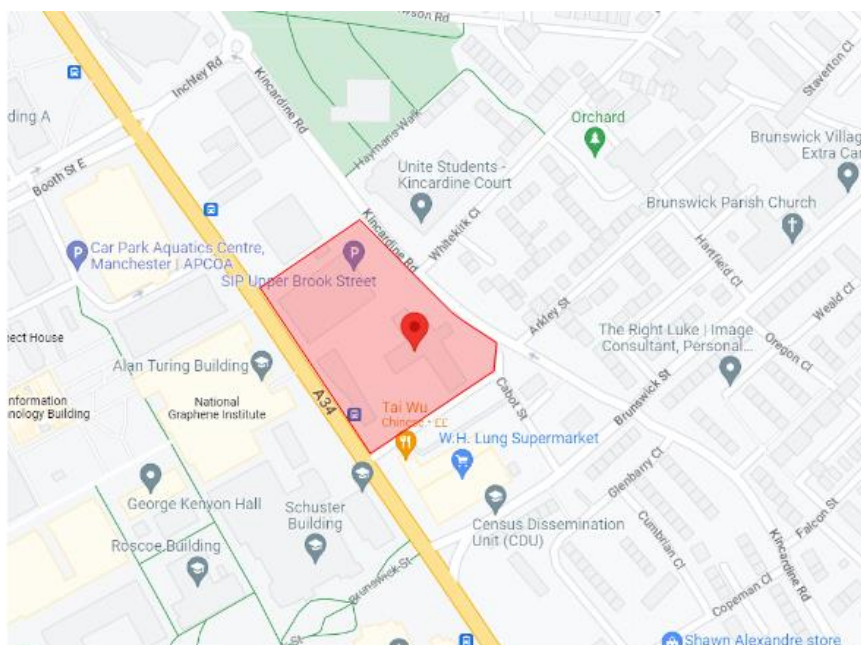


Figure 4 – Development Site Location (Red)

2.3 Site Boundary

The red line site boundary for Block B is shown on the architectural plan ground floor plan, 7025-SRA-ZZ-00-DR-A-20100, extract as below.

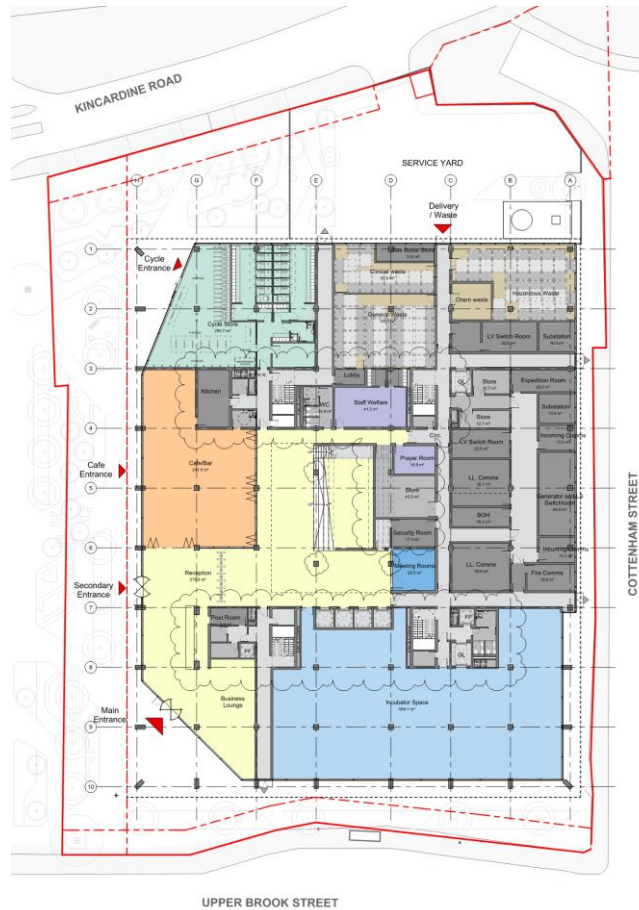


Figure 5 – Site Boundary and Ground Floor Plan (Sheppard Robson)

2.4 Adjacent Site (McLaren Student Accommodation)

There is a student accommodation development (PBSA) neighbouring with the Block B Sci-Tech building project to the northwest currently in development by the McLaren Property. It is understood McLaren and Kadans are to provide a coordinated landscape design for both projects to allow for seamless transition between two developments. As part of the development of both schemes it is proposed to conduct several site investigations such as geo-environmental, topography, and CCTV surveys, covering both sites simultaneously. This will also need to include a Ground Penetrating Radar (GPR) survey to confirm the extent and location of the below ground utilities.

Landscape architects Re-form are to develop a scheme in collaboration with the landscape design for the student accommodation and provide a communal space, pedestrian crossing, and bike lanes at the Thoburn that connects both sites. The concept for the passageway is to cater for both groups, students, and employees at the Sci-Tech building, to allow them to share the common area without any disruption to their everyday lifestyles

3 Existing Below Ground Services

A desktop below ground utilities search was procured by others to show existing below ground utilities in the vicinity of the Sci-Tech building site. Refer to Groundwise Utility Report 7877.1RB-GWS. The following sections summaries the findings of the desktop search.

There are services located on all sides of the site, mostly located outside of the site boundary zone with an electricity route between Student accommodation and Sci-Tech building sites. The relevant services with exclusion zones are indicated on drawing UBS-HDR-XX-XX-DR-C-000900 enclosed within Appendix A, extract shown in Figure 6.

Further survey by ground penetrating radar is required to confirm the presence and accurate location of any existing services on site.



Figure 6 – Site Constraints Plan (Reference UBS-HDR-XX-XX-DR-C-000900)

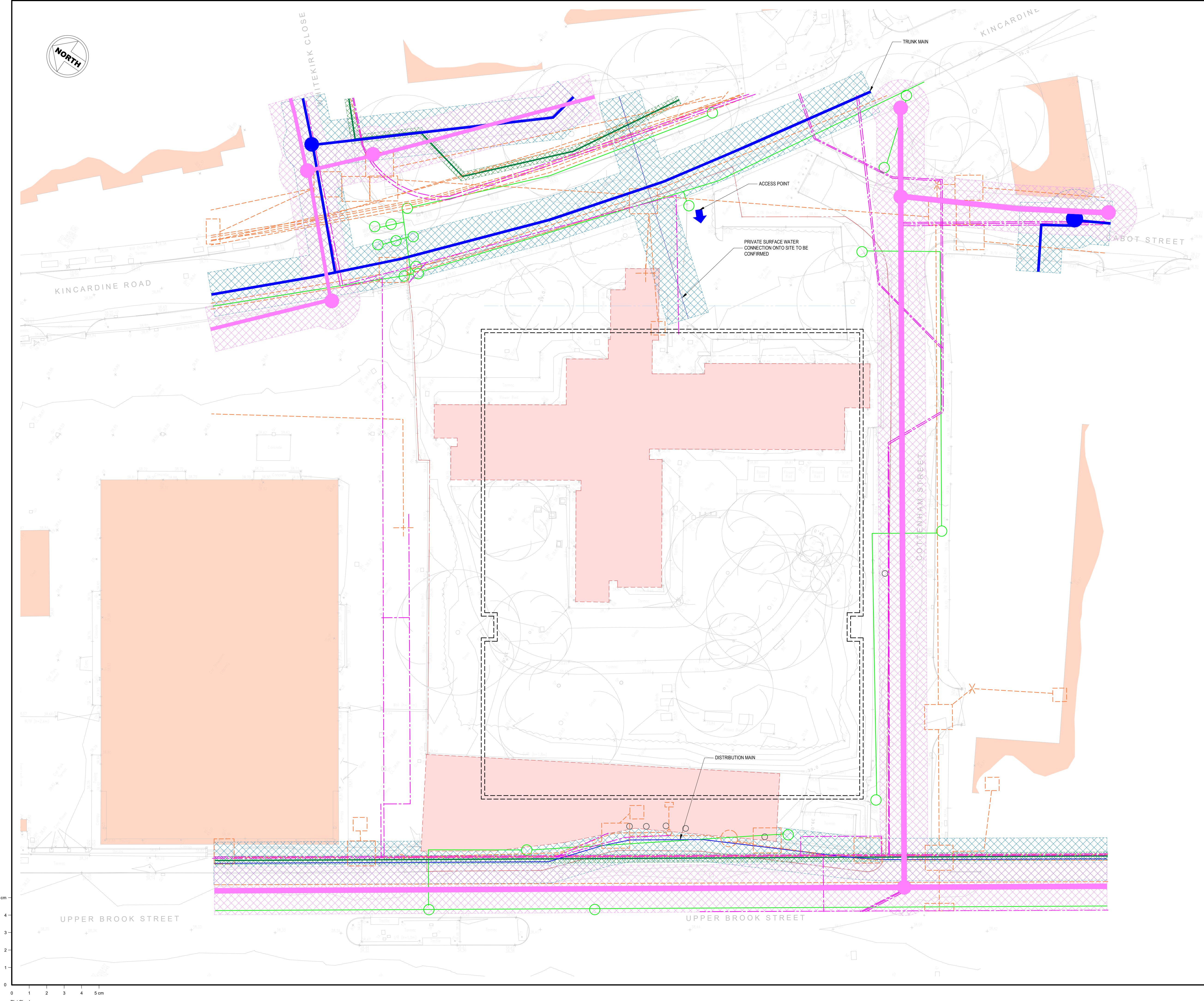
Gas services in the area are owned by Cadent Gas. Low and medium pressure gas pipes have 0.5m and intermediate and high-pressure gas pipes have 3m restriction zones for notifications of works. Before digging in this area Cadent must approve commencement of works and provide supervision on site when marking pipe locations and digging trial holes.

United Utilities Water Services are to be notified of works within a 3m protective strip of pipework and provide approval for digging/building near pipes. Note that building over water mains is not permitted. There is also 50mm private water pipe with a 3m restriction zone that extends into site and is understood to be currently feeding into the existing building. It is anticipated that it will be used for future development and relevant approvals for connection and alteration of the run will be required. Some restriction zones slightly extend into the site boundary as seen on the drawing, however, do not extend into the building footprint.

Electric services provided by Electricity Northwest are on all sides of the site and one low voltage cable entering the site from the northeast. There are no restriction zones around these cables, but it is advised that all cables should be treated as live and further guidance can be taken from the HSE documentation.

Based on the layouts shown in Figure 6, exclusions zones surrounding the existing below ground infrastructure do not extend beneath the proposed footprint of the building. Therefore, it is anticipated that build-over agreements will not be required. However, it is recommended that notification of the works if provided to the relevant utilities providers to confirm acceptance, and that accurate positions of the utilities are confirmed (via GPR)

Appendix A. Site Constraints Drawing



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LEGEND

- PHASE ONE BOUNDARY
- BLOCK B BOUNDARY

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
 - ALL WORKMANSHIP AND MATERIALS ARE TO COMPLY WITH THE SPECIFICATION, BUILDING REGULATIONS, RELEVANT BRITISH STANDARD AND MANUFACTURER'S RECOMMENDATIONS.
 - THIS DRAWING IS NOT TO BE SCALED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES.
 - ALL DIMENSIONS AND SETTING OUT ARE TO BE CHECKED ON SITE AND DISCREPANCIES ARE TO BE REPORTED TO THE CONTRACT ADMINISTRATOR.
 - INDICATIVE LAYOUTS FOR SITE UTILITIES BASED ON GROUNDWIRE UTILITY REPORT 787/188-GWS.
 - UTILITIES TO BE SURVEYED BY GROUND PENETRATING RADAR FOR ACCURATE LOCATION ON SITE.
 - ALL SERVICES ON SITE TO BE CONFIRMED ON SITE.
 - DIAMETERS OF SEWERS, WATER MAINS, AND GAS PIPE WORK, AND RESTRICTION ZONES ON WORKS OVERNEAR TO PIPES, OWN CLOSE PROXIMITY TO THE SITE SHOWN. RESTRICTIONS AND APPROVALS TO BE CONFIRMED WITH UTILITIES PROVIDERS.

- LEGEND:**
- SITE BOUNDARY
 - PROPOSED BUILDING LINE
 - EXISTING GAS ROUTE
 - EXISTING WATER MAIN ROUTE
 - EXISTING COMBINED SEWER ROUTE
 - EXISTING ELECTRICITY ROUTE
 - EXISTING LV ROUTE
 - EXISTING HV ROUTE
 - EXISTING STREET LIGHT ROUTE
 - EXISTING TELECOM
 - 3.0m WATER MAIN RESTRICTION ZONE
 - 3.0m COMBINED SEWER RESTRICTION ZONE
 - 0.5m GAS LINE RESTRICTION ZONE
 - EXISTING ADJACENT BUILDING
 - EXISTING BUILDINGS TO BE DEMOLISHED

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HDR

240 Blackfriars Road
London
SE1 8NW
United Kingdom

t: +44 (0)20 7429 3333
e: info@hdrinc.com
w: www.hdrinc.com

Client: KADANS SCIENCE PARTNER

Architect: SHEPPARD ROBSON

Project: UPPER BROOK STREET - BLOCK B

Title: SITE CONSTRAINTS

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