

New Victoria

Planning Application Document – Generator Application

APRIL 2023

VIC-SRA-XX-XX-DC-00003

REVISION P02- 28th July 2023

STATUS S2 - Information



Deloitte



SHEPPARD ROBSON

OVERVIEW OF DOCUMENT

The purpose of this document is to illustrate the proposed introduction of an emergency generator

SECTION 1 - OVERVIEW AND SUMMARY

SECTION 2 - EMERGENCY GENERATOR

SECTION 1 - OVERVIEW AND SUMMARY

The following is a summary of the reasons for the proposed introduction of an emergency generator for the New Victoria development. The residential phase of New Victoria is currently under construction and nearing completion

Background

Planning permission was granted in September 2016 for two residential buildings containing 520 apartments and one office building comprising 11,647sq.m office accommodation, as well as ground floor commercial space, landscaping, car parking and other associated works (Ref: 111777/FO/2016/C1). The original permission was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021, allowing amendments to the approved plans to introduce a new link bridge between the two residential buildings.

Status of the works

Vinci Construction UK are appointed as Main Contractor and the construction the works are ongoing. Completion of the work is programmed for Summer 2023.

OVERVIEW

Reason for Introduction

The introduction of the emergency generator allows the Project Investor, (Pension Insurance Corporation) to operate and manage the building as they require.

Plans, sections and elevations of the proposals are included in Section 2. Technical notes from the specialist subcontractor HESimm and an Acoustic commentary from Fisher Acoustics are provided as separate documents which will form part of the submission.

To minimise the visulal impact the unit is located on the lower ground floor with the other building services services. Additionally the generator unit is enclosed by a high quality screen benefiting both aesthetics and security. The screen is polyester powder coated to match the metalwork on the building (RAL 9023) so that everything ties in together.

Access and Maintenance

The generator is filled manually via barrels manually lifted and emptied into the generator tank, or via a vehicle fuel tanker with its own integral pump and fill line (as used during the construction period).

Refilling will be carried out about once per year.

There is a monthly offload test which uses minimal fuel which is accommodated as an extra allowance in the tank size.

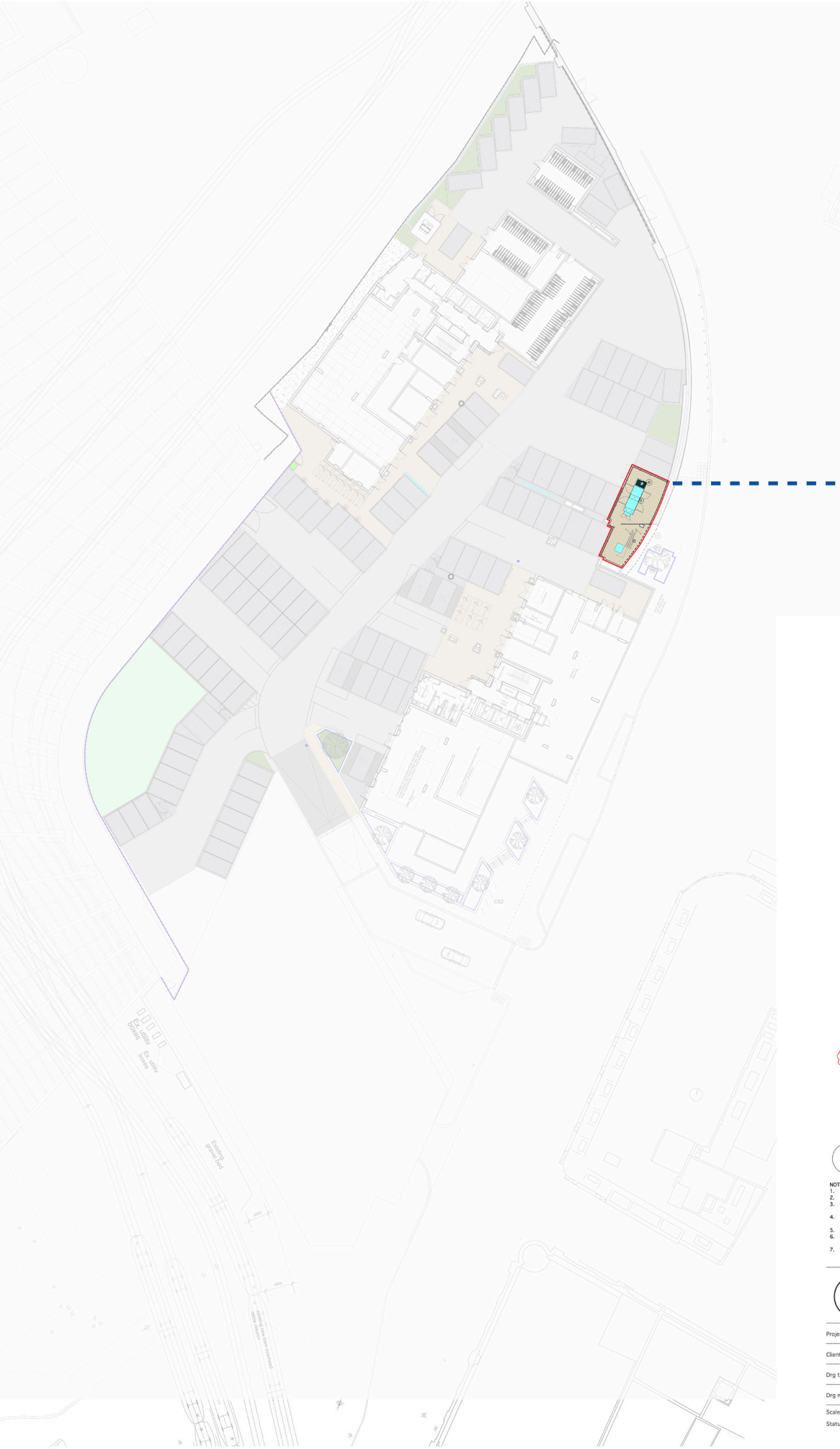
The emergency generator compound area is located on the lower ground floor. It is accessed via the main entrance ramp from Corporations street.

Summary

We feel this introduction does not significantly affect the design and allows the Investor to configure and manage the development how they require.

SECTION 2 - EMERGENCY GENERATOR

SITE PLAN- LOWER GROUND FLOOR - PROPOSED



The adjacent plan shows the extend of the application boundary within the context of the New Victoria development.





Revision History

No.	Date	Revised By	Description	Drawn	Approved
1	26/11/21	TF	AM		



NOTE:

1. Do not scale from this drawing

2. All setting out, levels and dimensions to be agreed on site.

3. The dimensions of all materials must be checked on site before being laid out.

4. This drawing must be read with the relevant specification clauses and detail drawings.

5. Order of construction and setting out to be agreed on site.

6. This drawing is copyright protected and may not be reproduced in whole or part without written authority.

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Project

NEW VICTORIA

Client

Muse Developments

Dwg title

Generator Compound GA

Dwg nr

VIC-PIE-EZ-00L-DR-L-00117

Scale

1:250@A1

Date

26/11/21

Drawn

TF

Status

Planning

Revision

P01

Checked

AM

SITE PLAN LOWER GROUND - PROPOSED

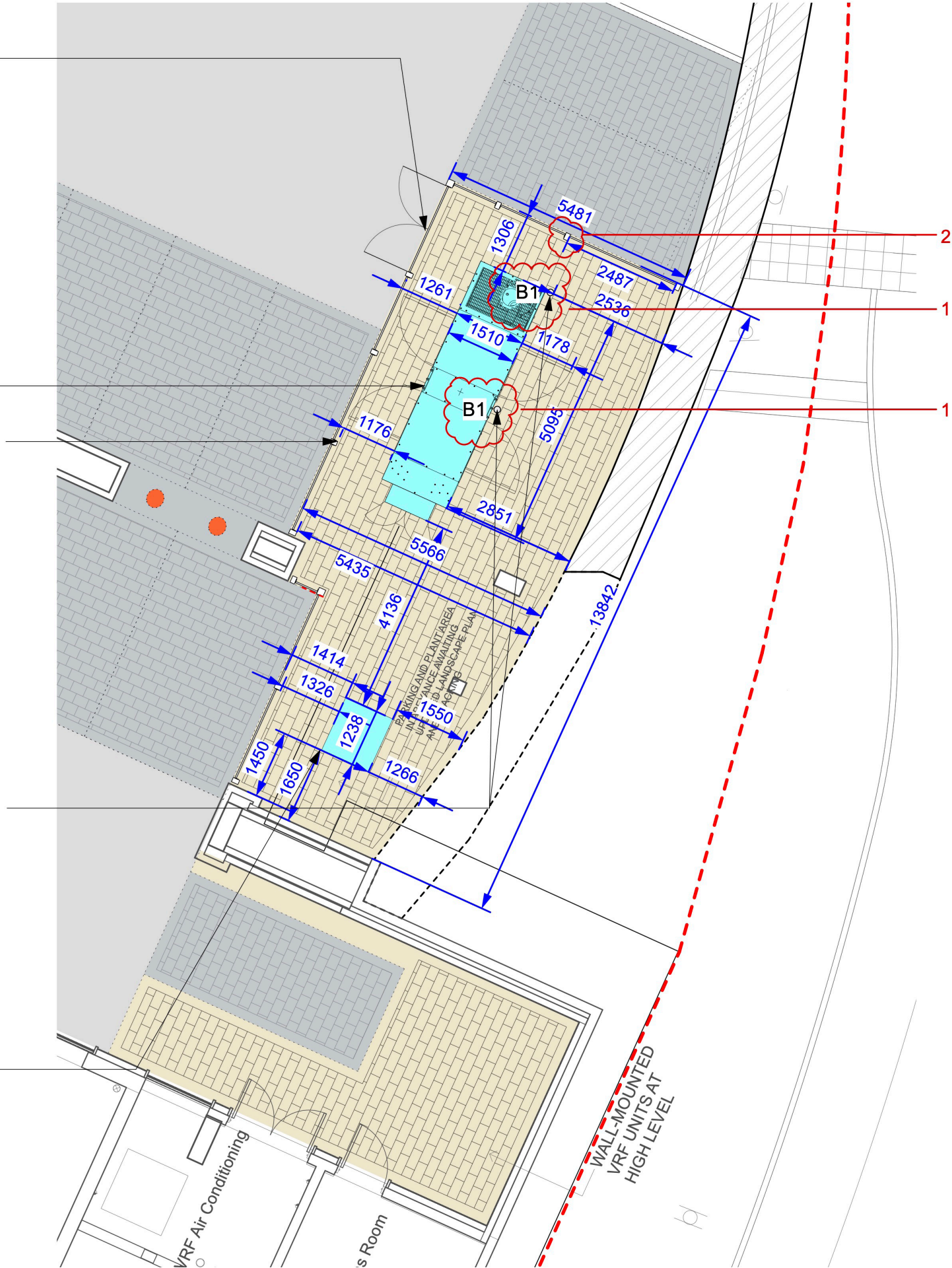
Proposed Louvered Gate
Location: To generator containment
Product: Screenogrill Louvered Fence Panel System - Hollow Section
Gate Size: 2800mm high x 2000mm wide,
Material: Hot dip galvanised steel.
Finish: Powder coated.
Colour: RAL 9023 Matt Metallic Grey.
Accessories: To include matching top covering and access gate. Gate width and top covering height TBC by engineer.
To have 0% visibility
Fixing: Surface mounted to engineer's specification.
Supplier: CLD Fencing Systems.

Proposed Generator

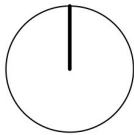
Proposed Louvered Fence
Location: To generator containment
Product: Screenogrill Louvered Fence Panel System - Hollow Section
Post Size: 150/150mm for corners, 150/100mm for connecting pieces 2.8m above ground, overall size tbcby engineer.
Panel Size: 2800mm high x 2000mm wide, special width required in various locations
Material: Hot dip galvanised steel.
Finish: Powder coated.
Colour: RAL 9023 Matt Metallic Grey.
Accessories: To include matching top covering and access gate. Gate width and top covering height TBC by engineer.
To have 0% visibility
Fixing: Surface mounted to engineer's specification.
Supplier: CLD Fencing Systems.

Static bollard (Root fixed) - B1
Location: adjacent to generator
Spec: Ridge Stainless Steel bollard, supplied by Broxap
Material: Grade 316, 240 grit matt satin polished stainless steel
Unit size: 140mm (ø) x 1000mm
Notes: Root fixed below ground

Proposed Chiller Unit



Revisions:



Rev	Date	Status and Description	Drawn	Apprvd.
S3 P03	21/04/2022	1) Bollards added 2) Fence post moved	JN	AM
S3 P02	02/03/2022	annotation added	AM	AM
S3 P01	08/12/2021	first issue	AM	AM

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Project NEW VICTORIA

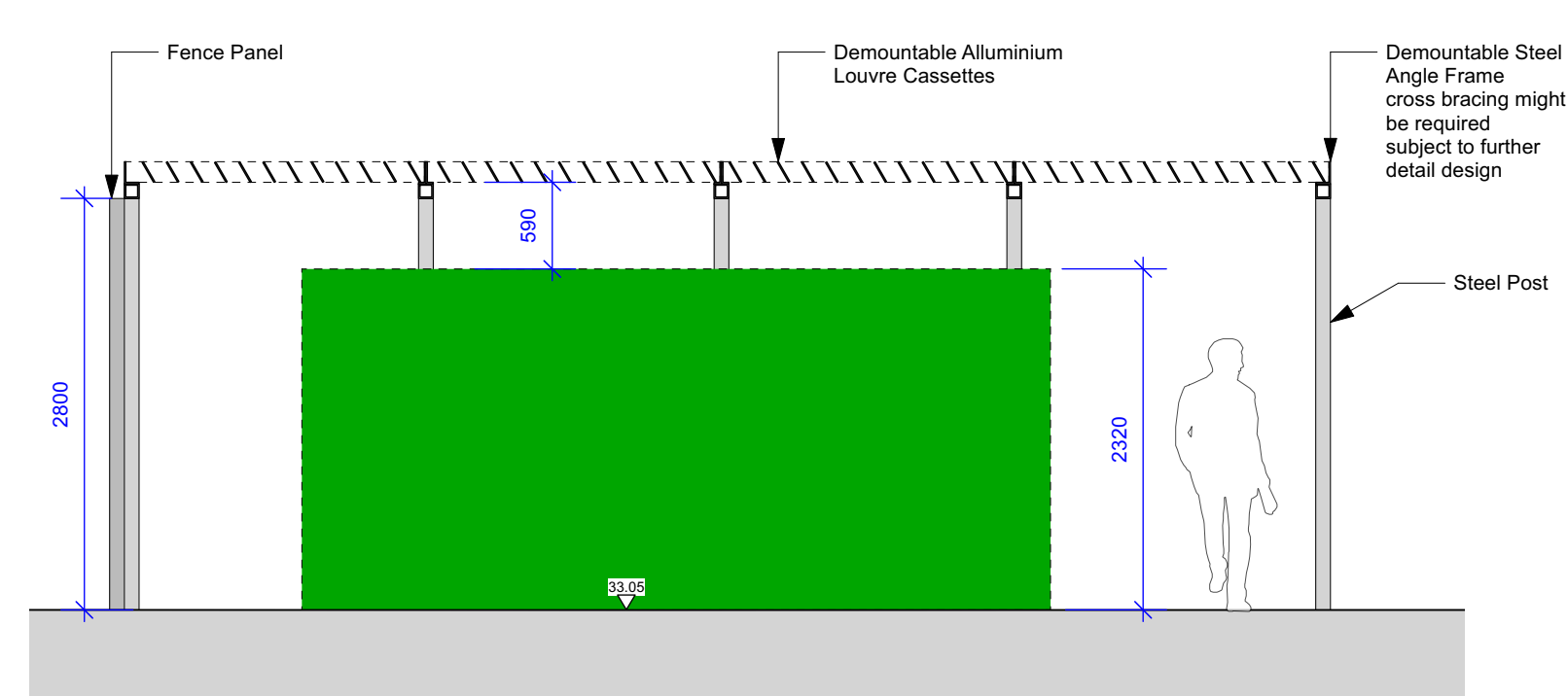
Client Muse Developments

Drg title Generator on Lower GA

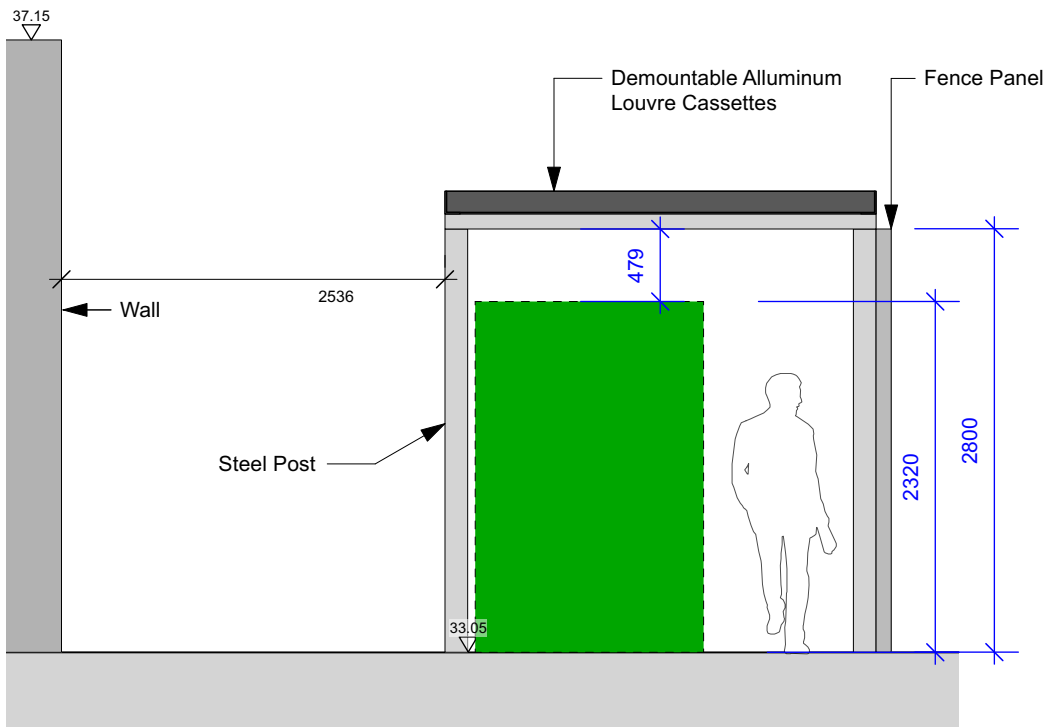
Drg nr VIC-PIE-EZ-00L-SK-L-00045

Scale 1:100@A3 Date: 02/03/2022 Drawn AM

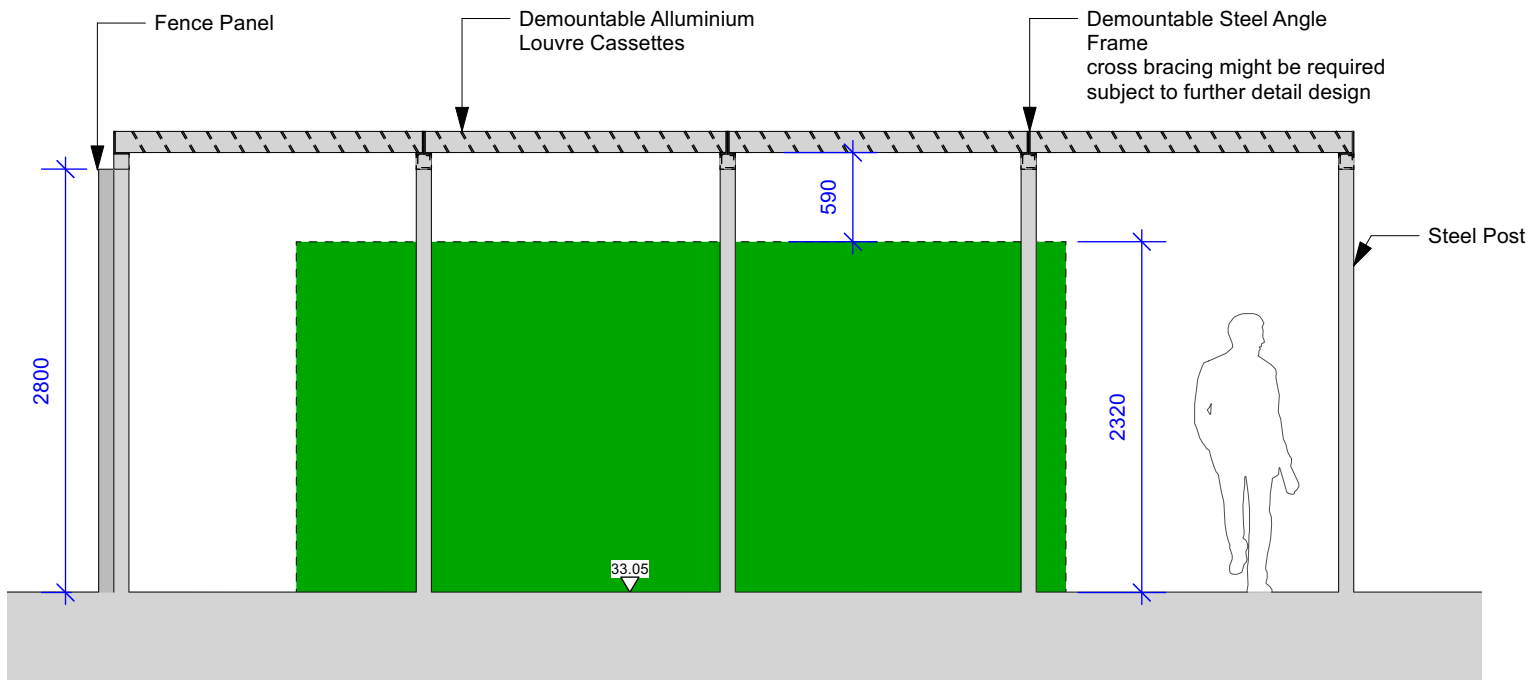
DESIGN INTENT ONLY - SUBMIT FABRICATION DRAWING FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO FABRICATION
STRUCTURAL DESIGN TO BE CARRIED OUT ON DESIGN INTENT BY STRUCTURAL ENGINEER.



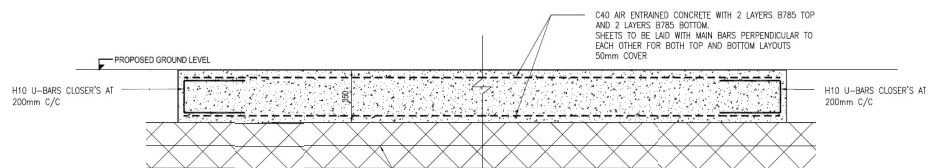
1 Section A-A'
Scale: 1:50



2 Section B-B'
Scale: 1:50



3 Section C-C'
Scale: 1:50

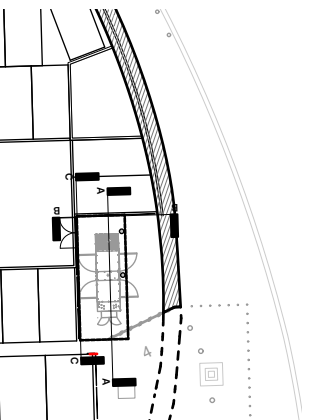


GENERATOR SLAB DETAIL
Scale 1:50

NOTE - SLAB DETAIL PROVIDED BY AJP

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LOCATION PLAN
Site Plan 1:1000 @ A3

S4-P05	10-08-2023	Planning Issue	AM	AM
S4-P04	04-08-2023	Planning Issue	TF	AM
S4-P03	28-07-2023	Planning Issue	AM	AM
S3-P02	28-07-2023	For Comments	AM	AM
S3-P01	26-07-2023	For Comments	AM	AM

Revision	Date	Description	Drawn	Apprvd.
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Client Muse Developments

Project New Victoria, Manchester

Drg Title Generator Fencing and Roof

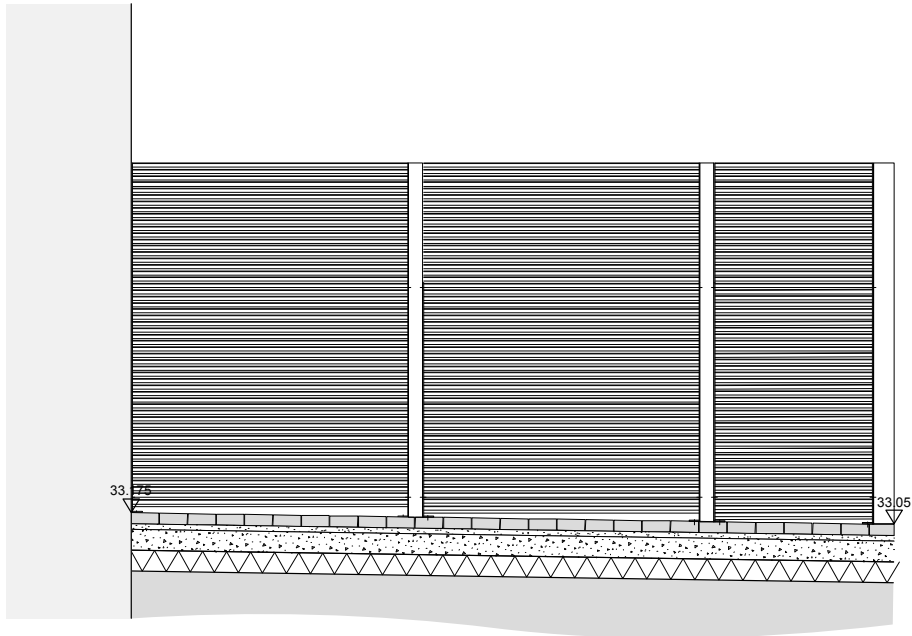
Created on 26.07.23 Created by AM Approved by AM

Scale 1:50 Size A3 Workstage Stage 6

Drg No. VIC-PIE-EZ-00L-DR-L-00031 Suitability S4 Revision P05

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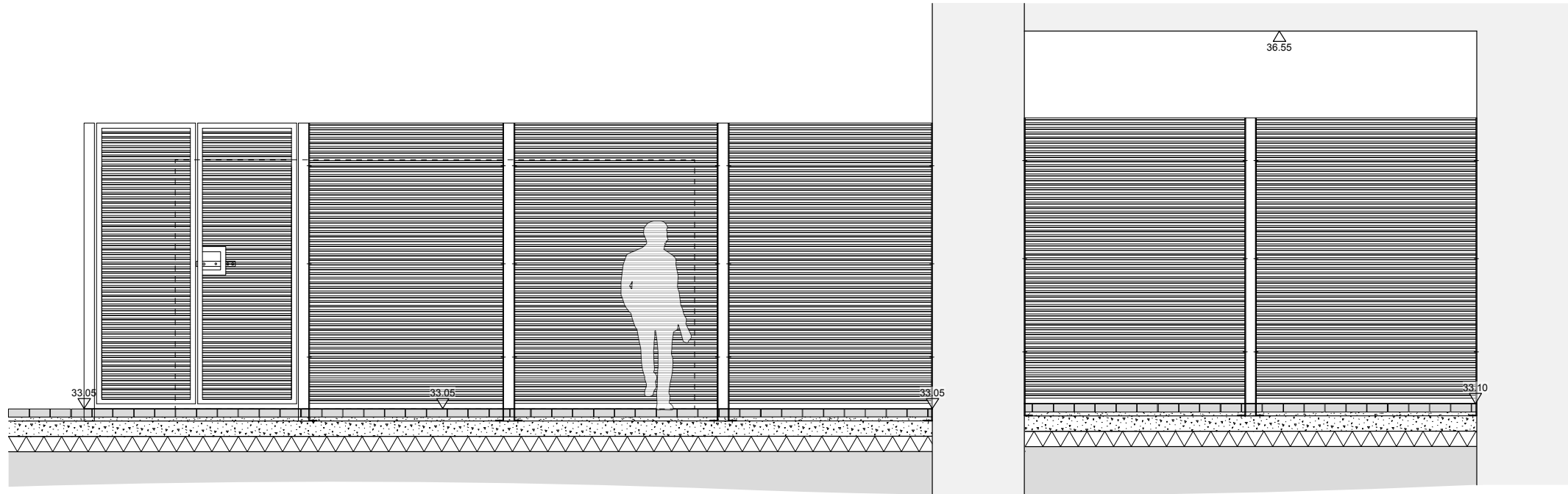
EMERGENCY GENERATOR ENCLOSURE - ELEVATIONS



1 Elevation A-A'
Scale: 1:50



Precedent Image: Screenogrill Fencing



2 Elevation B-B'
Scale: 1:50

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S2-P03	14-04-2023	Image added	TF	AM
S2-P02	15-03-2023	Levels updated	TF	AM
S3-P01	02-03-2022	For Comment	TF	AM
Revision	Date	Description	Drawn	Approved
Plantit I.E. Limited MANCHESTER E: info@plantit-ie.com W: plantit-ie.com 2 Back Grafton St., Altrincham, WA14 1DY T: 0161 928 9281 LONDON Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX T: 0207 253 5678 LIVERPOOL Templed S3, 12 Tithebarn Street, Liverpool, L2 2DT T: 0151 363 1230				
Client	Muse Developments			
Project	New Victoria, Manchester			
Drg Title	Generator Fencing			
Created on	26.03.21	Created by	TF	Approved by
				AM
Scale	1:50	Size	A3	Workstage
				Stage 5
Drg No.	VIC-PIE-EZ-00L-DR-L-00024	Suitability	S2	Revision
				P03

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