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Client:

Heineken UK, Manchester

Project Title:

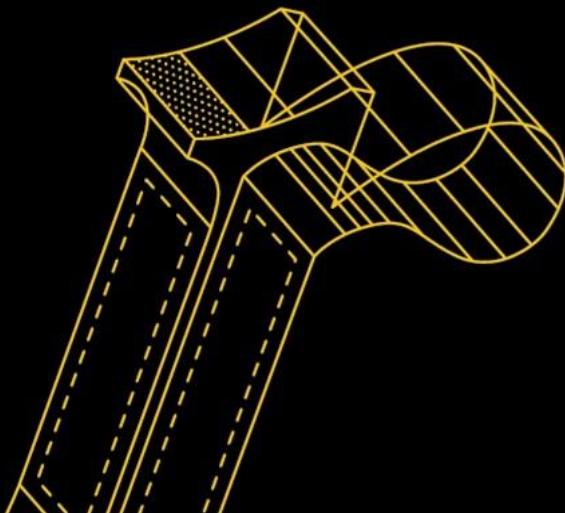
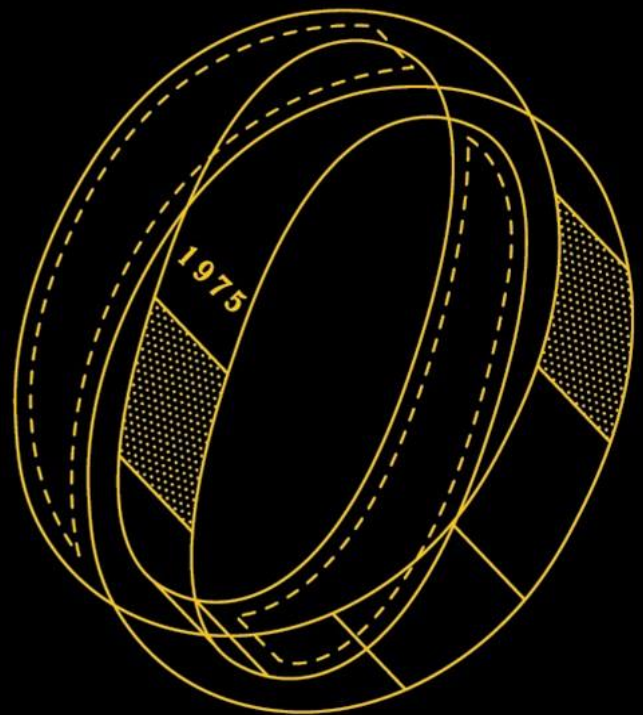
Replacement Boiler House Facade

Document Title:

Design and Access Statement

Document No.:

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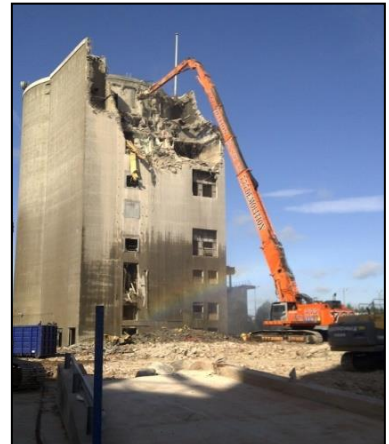
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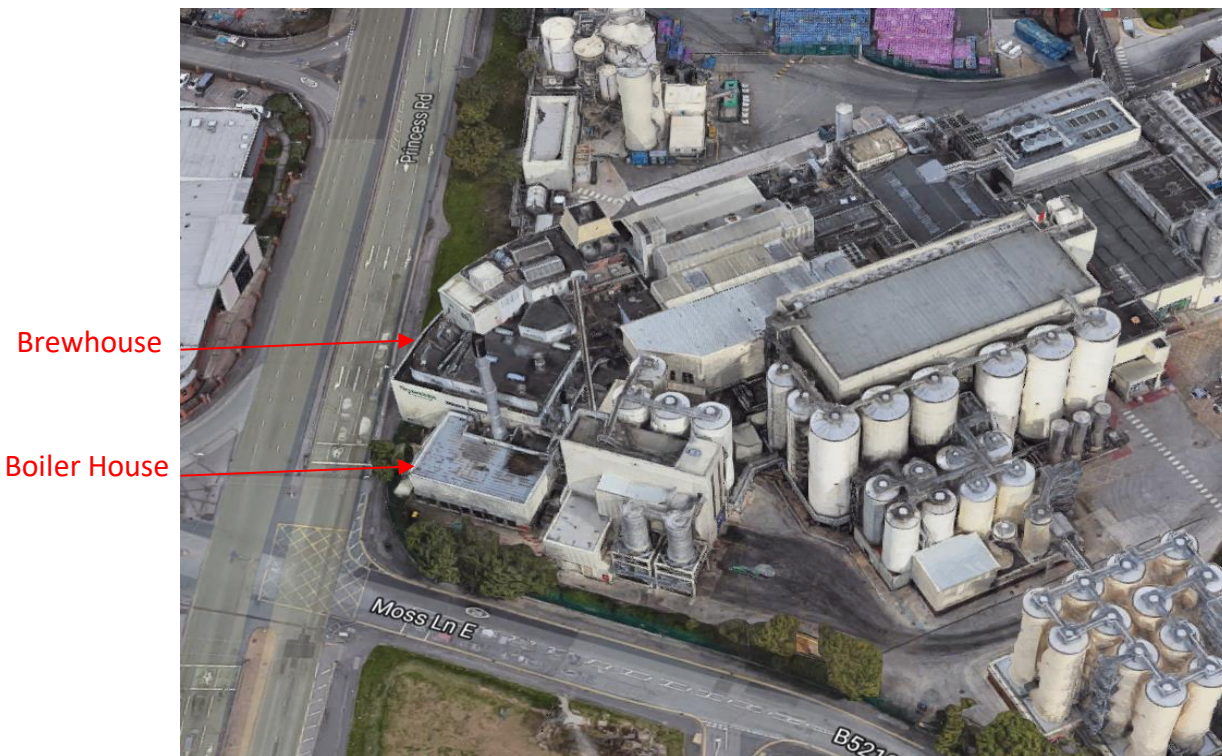
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1 Development Description

This application is being submitted on behalf of the Applicant, Heineken UK, to seek Full Planning Consent for a replacement façade to the existing Boiler House.

The area of the proposed works is sited to the south west corner of the brewery site on the existing Boiler House as indicated in the aerial view below:



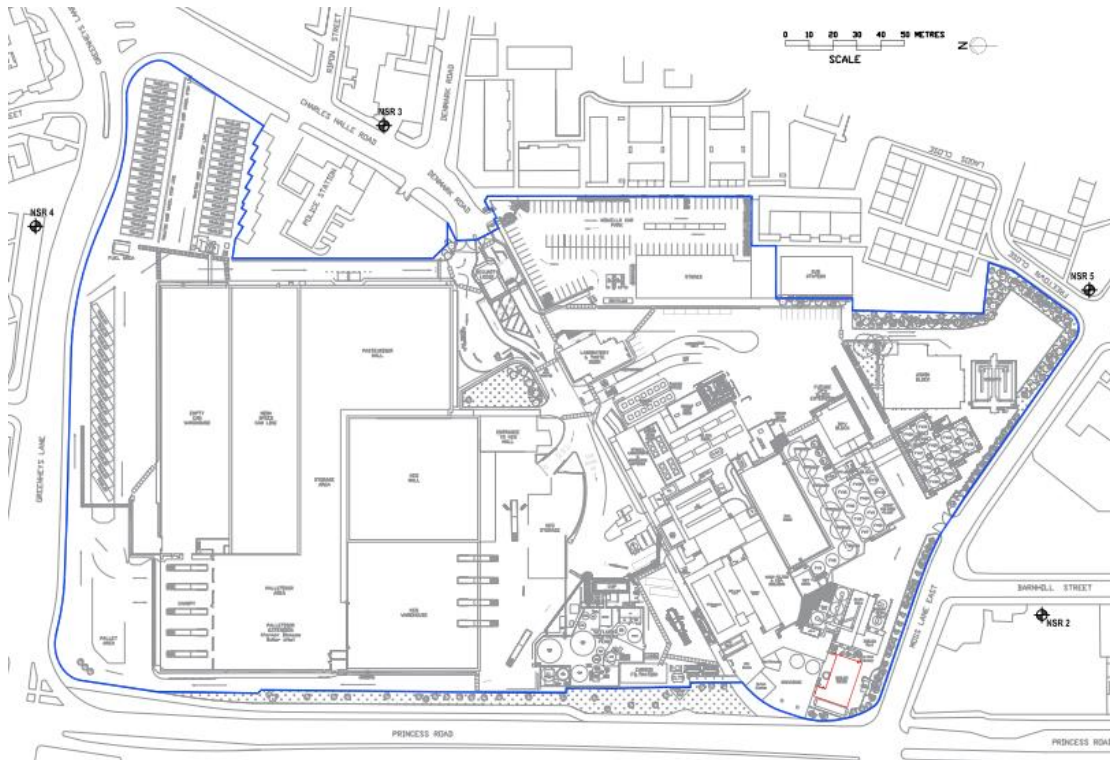
BOILER HOUSE LOCATION

Ref: Google Maps 2022

This Design & Access Statement should be read in conjunction with Norder Design Associates planning application drawings numbered 8654-NDA-XX-XX-DR-A-1001 P2, 1002 P2, 4501 P2, 5501 P2, 5502 P2 and 5503 P2.

The site is located approximately 1.5 kilometres south of Manchester City Centre, in an area bounded by Princess Road, Greenhays Lane, Charles Halle Road/Denmark Road and Moss Lane East. The site is centred on National Grid Reference 383950, 39600 and lies within the jurisdiction of Manchester City Council.

The proposal site is the immediate area shown within the red boundary on the figures below. The surrounding area is all part of the overall Heineken Manchester Brewery and the Brewery site area is outlined in blue.



Site Location Plan

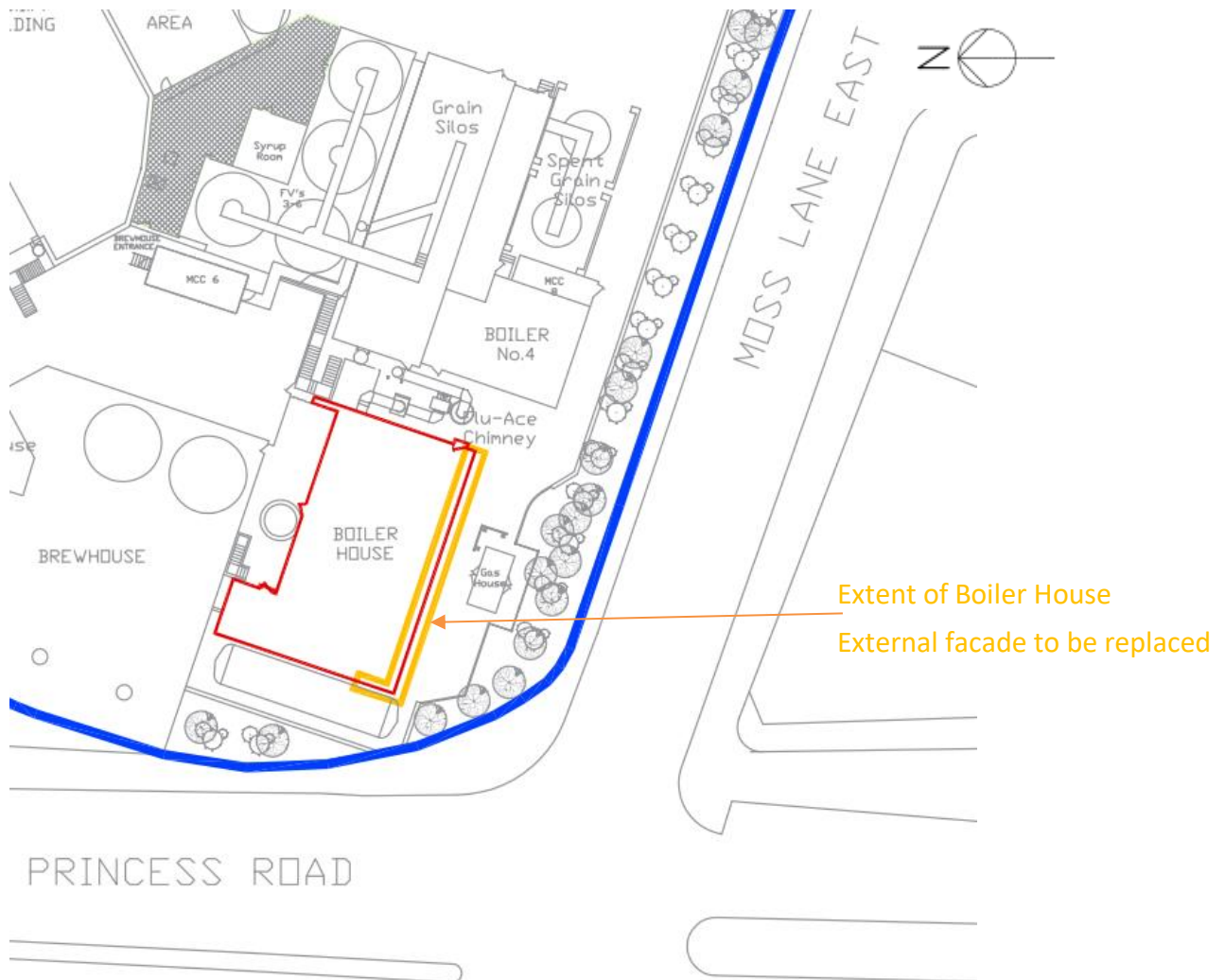
2 Assessment

The site has been used for Brewing and Packaging over a long period of time and has been subject to progressive extensions over this period.

The surrounding area comprises of urban development in all directions with a mix of industrial, commercial, retail and residential land uses as follows:

- North: Greenhays Lane bounds the Brewery site immediately to the north with residential properties north of the road.
- East: East of the Brewery site are residential properties, two schools, a Council Depot and a Police Station.

- South: Moss Lane East bounds the Brewery site immediately to the south, beyond which are community buildings, residential properties together with an area of land that is scheduled for further development.
- West: Immediately to the west of the Brewery site is Princess Road with large scale retail (Asda) and business premises beyond which lie extensive residential areas.



Site Block Plan

The development proposal is located close to the main Brewhouse near to the South-West boundary of the Heineken site near to the junction between Princess Road and Moss Lane East.

3 Use

The Boiler House is currently used to contain 3no. existing steam boilers which provide hot water at regulated temperatures for various stages of the brewing process.

The existing Boiler House ventilation is being upgraded/replaced to comply with the current Institution of Gas Engineers & Managers (IGEM) requirements and the proposed solution is to omit the current Boiler House mechanical ventilation system in total and replace with a natural ventilation system consisting of high and low level louvres, in compliance with the requirements of IGEM UP10.

The Omission of the mechanical ventilation gives acoustic advantages in that the 2no. existing axial supply fans at high level which have recently been identified as contributing to the site wide noise emissions, will be removed. The entire South facing façade and part of the West facing Boiler House façade will be replaced with new insulated wall cladding and acoustic rated louvres thus reducing the level of noise breakout from the Boiler House even further.

Site operations will remain as existing and the proposal will not affect air quality.

4 Amount

The entire existing Boiler House South facing façade (and part of the west facing facade) will be replaced with new insulated wall cladding incorporating better acoustic properties than currently exists.

The works will include removal of the current glass fronted façade. Relatively large access doors will still be required to enable future burner withdrawal, therefore the new louvred door sizes will remain the same sizes as the existing doors.

The new South facing façade is to incorporate 12.6m² (free area) louvres at low level and 6.3m² (free area) at high level.

The area of the proposed replacement Boiler House external wall cladding will measure approximately 19.7 x 10m high on the south elevation and 3.7m x 10m high on the west elevation, amounting to a total area of approximately 234m².

5 Layout

The Boiler House is located on the south west corner of the existing Brewery site.

The layout of the new façade has been designed to replicate what exists as close as possible with the addition of high level louvres which need to be positioned so that they are as high as possible on the façade ie. up to Boiler House ceiling level, which is significantly higher than the current louvres, to enable the new passive ventilation system to function in the proper manner.

6 Scale

The sizes of the low level louvre panels & doors closely replicate what exists in terms of their proportion to the overall façade. It is considered that the additional high level louvre panels are also in proportion to the overall façade.

7 Appearance

The proposed Boiler House external cladding is of forms, construction and materials appropriate to type and context consistent with the general nature of the site being of an industrial appearance.

The new wall cladding profile and coloured finish is to match the existing cladding, being vertically profiled steel and colour finish Honesty (BS 10 C 31).

New 300mm deep, single bank Louvre Panels are to be incorporated within the proposed cladding and the louvre panels will also form the double doors.



Photo of Gilberts Acoustic Weather Louvres Ref: ALSH/30

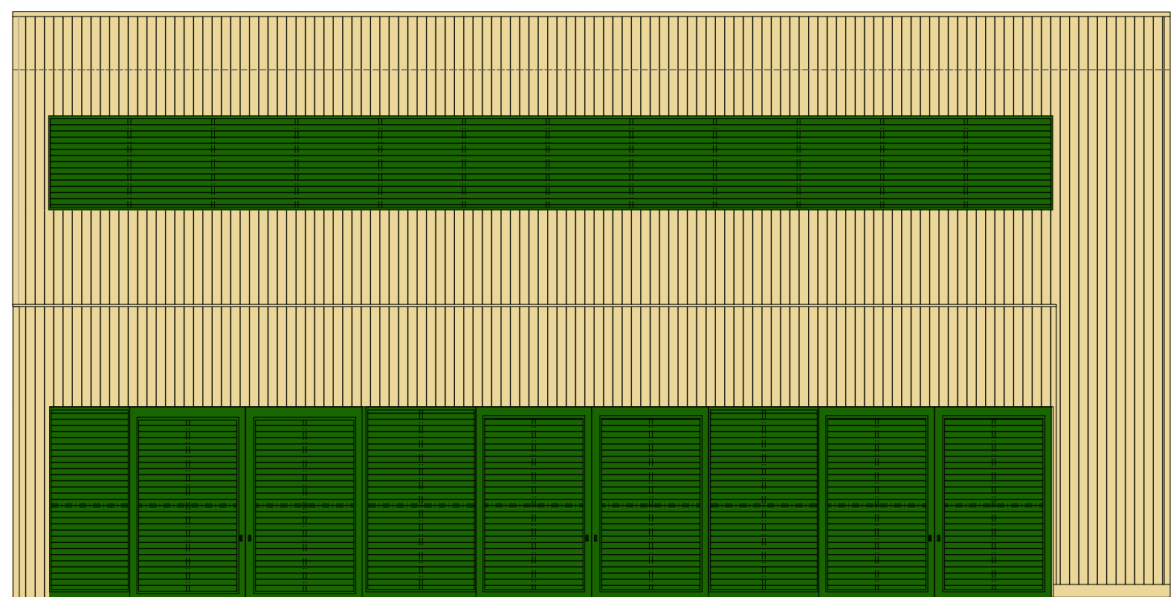
(Ref: Gilberts Publication Louvres 5 – 1 June 2022)

The proposed Gilberts Acoustic Weather Louvres should achieve a maximum of SRI RW of 20dB. The new louvres are to be finished in colour RAL 6002 Leaf Green which is consistent with the Heineken colours adopted on the more recent projects undertaken on this site.

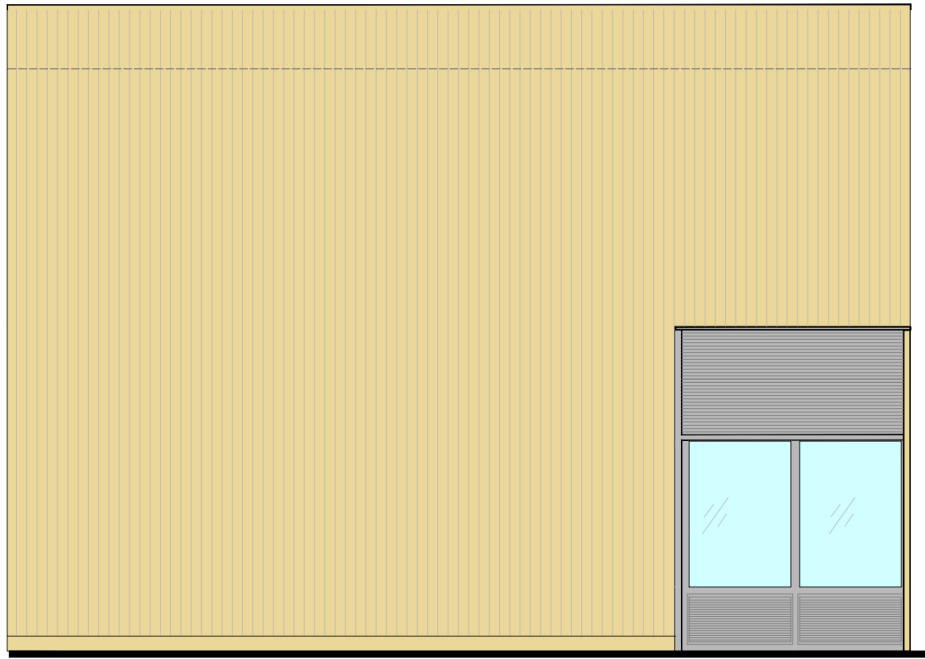
Below are illustrations showing the existing and proposed Boiler House elevations - detailed elevation drawings have been submitted with the application documents.



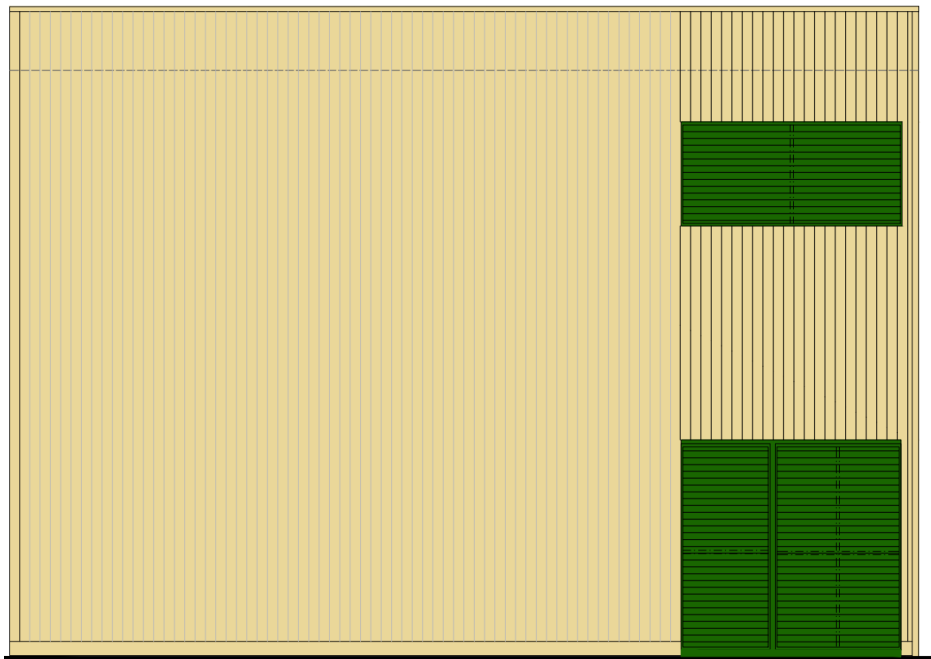
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

8 Access

There will be no changes to the current access strategy for the Boiler House or the overall site as a result of this proposal.

9 Previous Applications/Advice

Discussions have been held between Heineken/Norder and Manchester City Council Planning Officer/Environmental Health Officer regarding this proposal. Details are included within the submitted planning forms.

8654-SW-06-01-23