

Renaissance Manchester Premier House Utility Statement



McKee
Associates



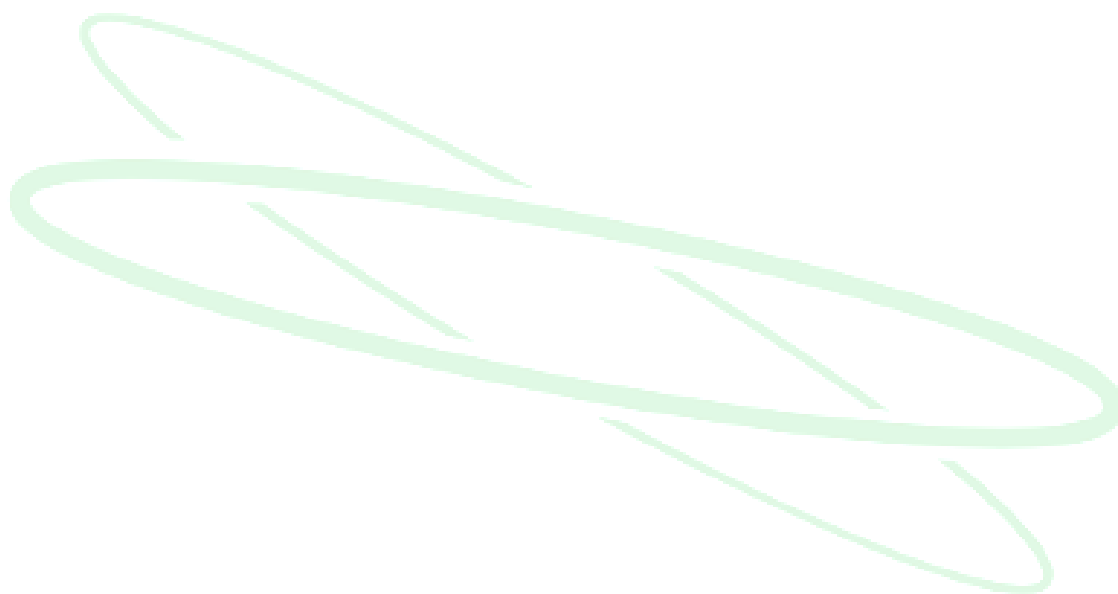
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1.0 Introduction

The existing Premier House office block running along Deansgate in Manchester city centre is in part connected to 2 other developments on the site, namely Renaissance hotel, and a new residential building.

The current project proposals comprise of the refurbishment and amendment of the existing hotel, and the demolition and rebuild with increased floors of Premier House, and the new construction of a high-rise residential development. The hotel refurbishment and high-rise residential project is under a separate consideration.

Full planning application for erection of 5-storey office-led mixed use development at site of former Premier House office building (following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel) comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor.

2.0 UTILITY PLANNING STATEMENT

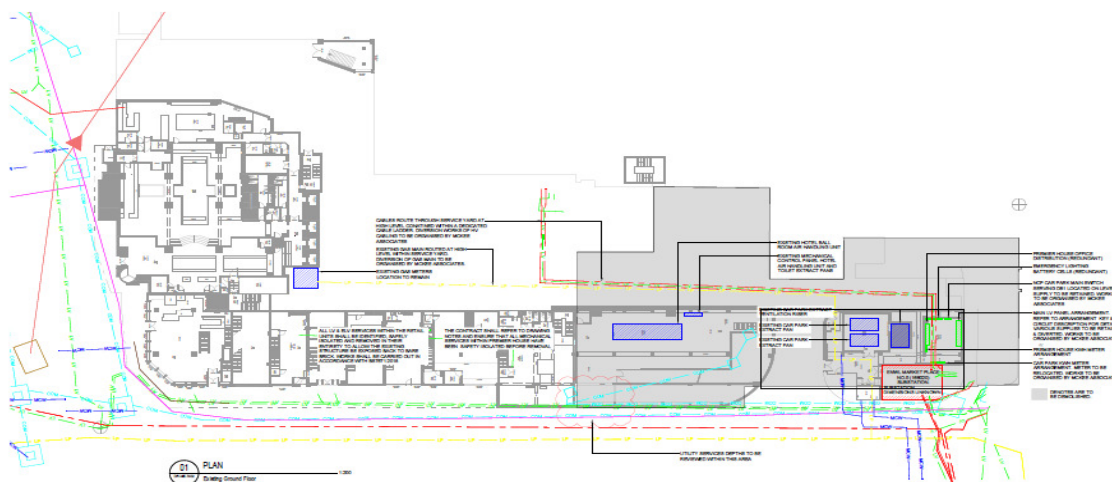
McKee Associates have been commissioned on behalf of the Client to review the existing utilities in and around the proposed development to assist other parties who are reviewing the site wide utility infrastructure and diversions.

The purpose of this statement is to summarise the utilities work required to facilitate the proposed demolition and the rebuild of Premier House.

2.1 Utility Records Search

A detailed utility records search has been undertaken to determine what utility assets exist on or near to the development site.

The search results are indicated on the following drawing, and this indicates the combined site wide existing utility services serving the site:



3.0 UTILITIES STRATEGY

The following sections describe the existing utility information located within the site boundary that impacts the site wide development, and also describes the proposed utilities strategy for the planned works to premier House only.

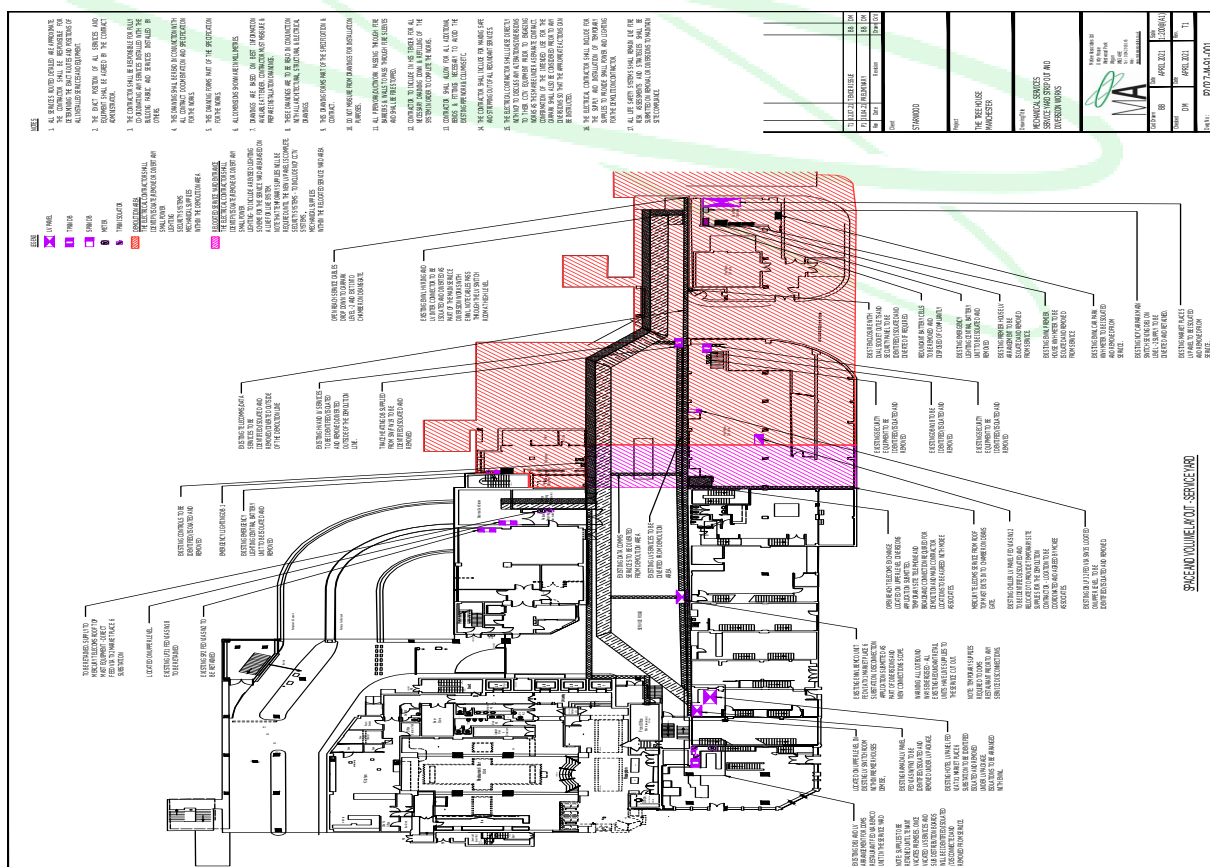
3.1.1 Electricity

Existing records indicate that the current whole site is served from 2no existing HV substation's ref. MARKET PLACE 05 which is located within the demolition zone of Premier House and substation ref: MARKET PLACE 06 which is located within the service yard to the rear of Premier House which forms part of the hotel.

Substation MARKET PLACE 06 is served via the HV ring main unit located within substation MARKET PLACE 05. 2no 300mm 3C 6.6kV cables route at high level from substation MARKET PLACE 05 location through the service yard to substation MARKET PLACE 06.

The records also indicate that substation MARKET PLACE 05 serves other offsite low voltage services.

As part of the demolition of Premier House, Substation MARKET PLACE 06 shall be provided with a new HV point of connection. It is anticipated that the new point of



3.1.3 Telecommunications

Existing records indicate that the existing telecoms services route through the below ground car park within the planned demolition zone and rise up through the Premier House building to serve the hotel.

The proposed incoming telecoms connections to serve Premier House and the retail units shall be via individual fibre telecoms connections to each retail unit at ground floor level, a connection for the Premier House Landlord services. 2no fibre connections per floor of office have been applied for to enable each floor plate to be sub divided.

3.1.4 Gas

The existing gas main entered the site from Deansgate into Premier House within the demolition zone of the building. The Gas main was routed at high level through the service yard and terminated within the gas meter room, this has now been completely disconnected by Cadent, with the gas main stripped back into the carriage way and capped off.

An application has been made to Cadent for a new gas main to serve the hotel and Premier House development from a new connection emanating from Blackfriars Street for the hotel, and Deansgate for Premier House retail units.

A new gas main distribution system shall be derived from the local network on site to serve the 4 No. retail units within Premier House. The location of individual gas meters to serve the retail units shall be located within the rear service yard area.

A load assessment has been produced and an application has been made with Cadent for the following connections:

- Retail Unit A - 300kw
- Retail Unit B - 300kw
- Retail Unit C- 300kw
- Retail Unit D- 300kw

3.1.5 Water

The water main serving the hotel and Premier House enters the site from Deansgate into Premier House within the demolition zone of the building. The water main was routed through the car park and served both Premier House and the hotel. The water main is currently undergoing final disconnection, the mains shall be cut back into the carriageway and capped off.

New water connections shall be supplied to provide Premier House and Retail units A, B, C & D. The water main shall be extended from the existing mains located on Deansgate with The final strategy being determined by United Utilities following an in-depth assessment of their existing infrastructure and capacity therein.

As part of the design strategy for Premier House the building will be designed to reduce mains/potable water consumption and will include water efficient devices and equipment.

A load assessment has been produced and an application has been made with United Utilities for the following connections:

- Premier House - 0.8l/s
- Retail Unit A - 0.8l/s
- Retail Unit B - 0.8l/s
- Retail Unit C - 0.8l/s
- Retail Unit D - 0.8l/s
-

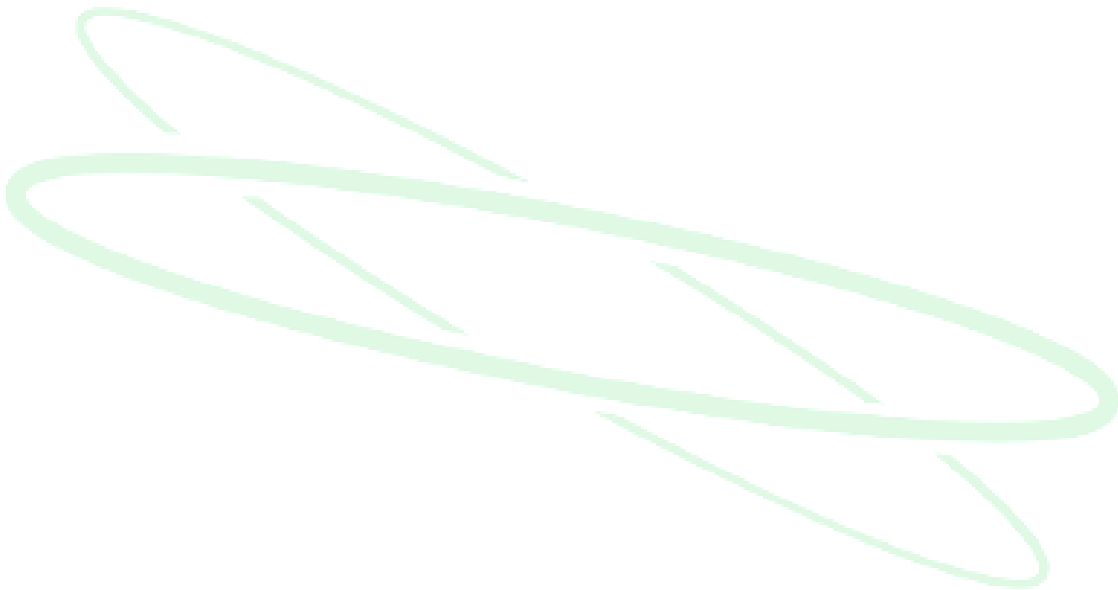
3.1.5 Foul Drainage

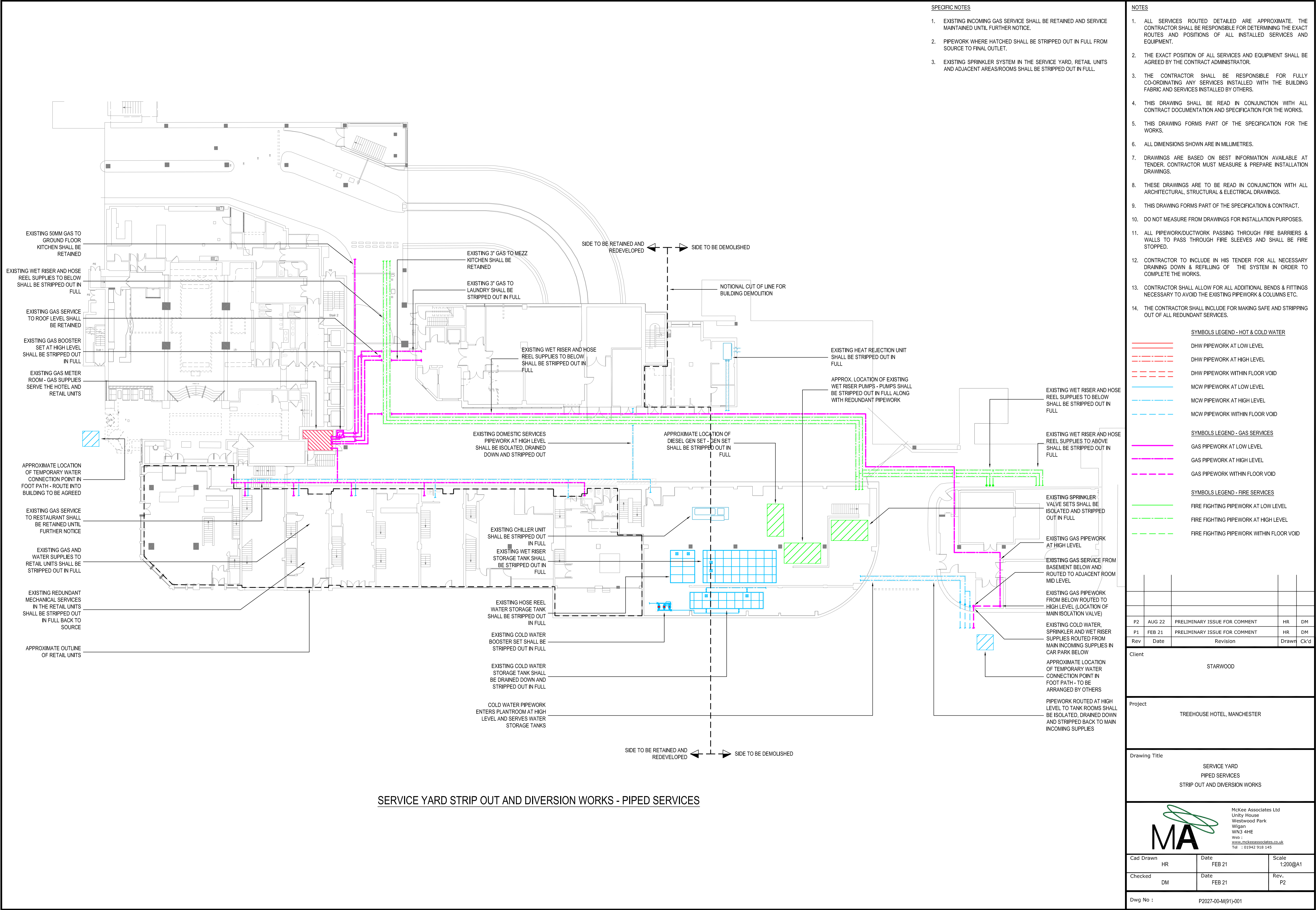
New foul drainage connections shall be provided from Premier House and each retail unit. Existing drainage points throughout the site shall be utilised where possible.

4.0 Appendices

Appendix 1: Existing Gas and Water Services drawing (P2027-00-M(91)-001 Rev P2)

Appendix 2: Proposed Incoming Water Services drawing (P2027-00-ME(91)-002 Rev P2)





SERVICE YARD STRIP OUT AND DIVERSION WORKS - PIPED SERVICES

SPECIFIC NOTES

- 1. EXISTING INCOMING GAS SERVICE SHALL BE RETAINED AND SERVICE MAINTAINED UNTIL FURTHER NOTICE.
- 2. PIPEWORK WHERE HATCHED SHALL BE STRIPPED OUT IN FULL FROM SOURCE TO FINAL OUTLET.
- 3. EXISTING SPRINKLER SYSTEM IN THE SERVICE YARD, RETAIL UNITS AND ADJACENT AREAS/ROOMS SHALL BE STRIPPED OUT IN FULL.

NOTES

- 1. ALL SERVICES ROUTED DETAILED ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT.
- 2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY CO-ORDINATING ANY SERVICES INSTALLED WITH THE BUILDING FABRIC AND SERVICES INSTALLED BY OTHERS.
- 4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTATION AND SPECIFICATION FOR THE WORKS.
- 5. THIS DRAWING FORMS PART OF THE SPECIFICATION FOR THE WORKS.
- 6. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.
- 7. DRAWINGS ARE BASED ON BEST INFORMATION AVAILABLE AT TENDER. CONTRACTOR MUST MEASURE & PREPARE INSTALLATION DRAWINGS.
- 8. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, STRUCTURAL & ELECTRICAL DRAWINGS.
- 9. THIS DRAWING FORMS PART OF THE SPECIFICATION & CONTRACT.
- 10. DO NOT MEASURE FROM DRAWINGS FOR INSTALLATION PURPOSES.
- 11. ALL PIPEWORK/DUCTWORK PASSING THROUGH FIRE BARRIERS & WALLS TO PASS THROUGH FIRE SLEEVES AND SHALL BE FIRE STOPPED.
- 12. CONTRACTOR TO INCLUDE IN HIS TENDER FOR ALL NECESSARY DRAINING DOWN & REFILLING OF THE SYSTEM IN ORDER TO COMPLETE THE WORKS.
- 13. CONTRACTOR SHALL ALLOW FOR ALL ADDITIONAL BENDS & FITTINGS NECESSARY TO AVOID THE EXISTING PIPEWORK & COLUMNS ETC.
- 14. THE CONTRACTOR SHALL INCLUDE FOR MAKING SAFE AND STRIPPING OUT OF ALL REDUNDANT SERVICES.

- SYMBOLS LEGEND - HOT & COLD WATER
- DHW PIPEWORK AT LOW LEVEL
 - DHW PIPEWORK AT HIGH LEVEL
 - DHW PIPEWORK WITHIN FLOOR VOID
 - MCW PIPEWORK AT LOW LEVEL
 - MCW PIPEWORK AT HIGH LEVEL
 - MCW PIPEWORK WITHIN FLOOR VOID
- SYMBOLS LEGEND - GAS SERVICES
- GAS PIPEWORK AT LOW LEVEL
 - GAS PIPEWORK AT HIGH LEVEL
 - GAS PIPEWORK WITHIN FLOOR VOID
- SYMBOLS LEGEND - FIRE SERVICES
- FIRE FIGHTING PIPEWORK AT LOW LEVEL
 - FIRE FIGHTING PIPEWORK AT HIGH LEVEL
 - FIRE FIGHTING PIPEWORK WITHIN FLOOR VOID

P2	AUG 22	PRELIMINARY ISSUE FOR COMMENT	HR	DM	
P1	FEB 21	PRELIMINARY ISSUE FOR COMMENT	HR	DM	
Rev	Date	Revision	Drawn	CK'd	

Client

STARWOOD

Project

TREEHOUSE HOTEL, MANCHESTER

Drawing Title

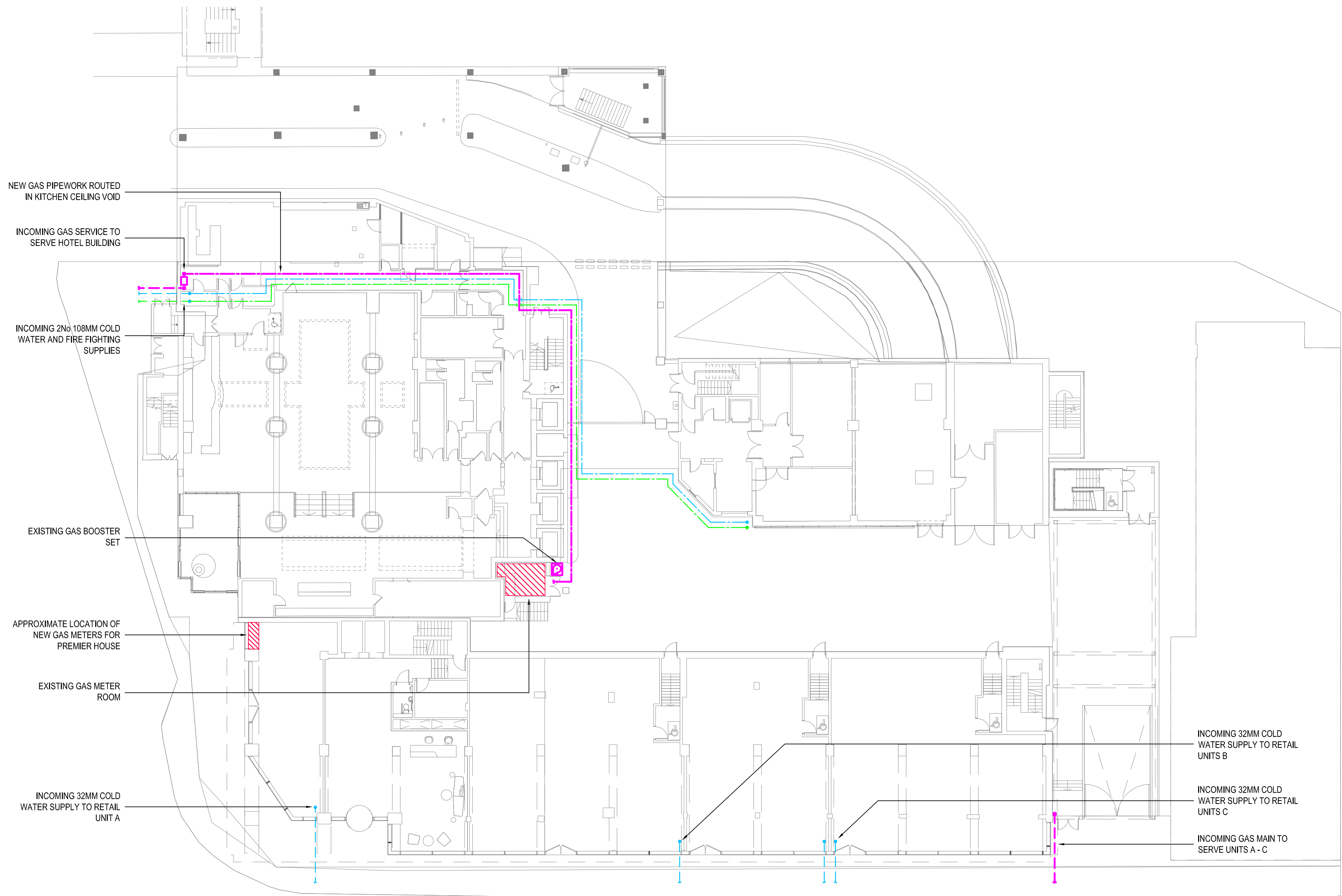
SERVICE YARD
PIPED SERVICES
STRIP OUT AND DIVERSION WORKS



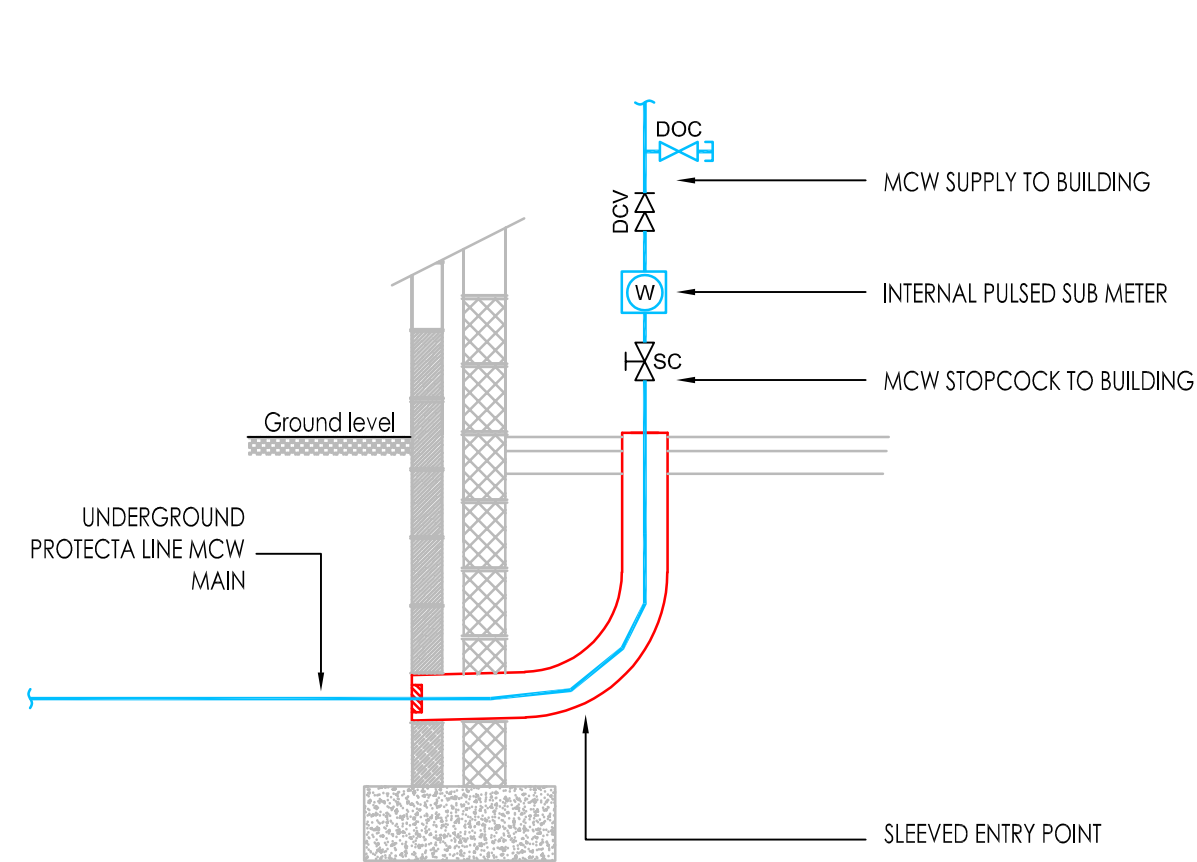
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Checked	DM	Date	FEB 21	Rev.	P2

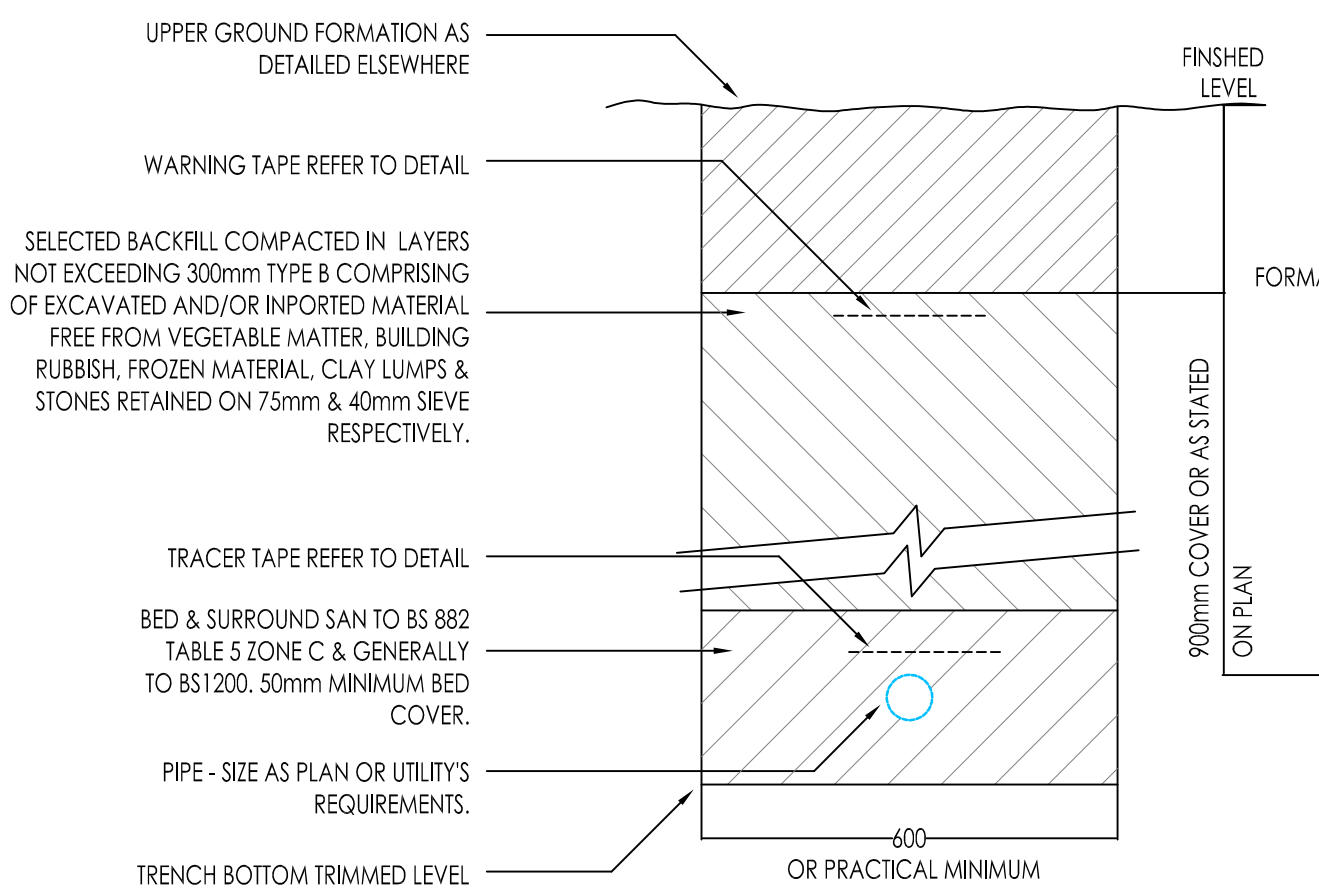
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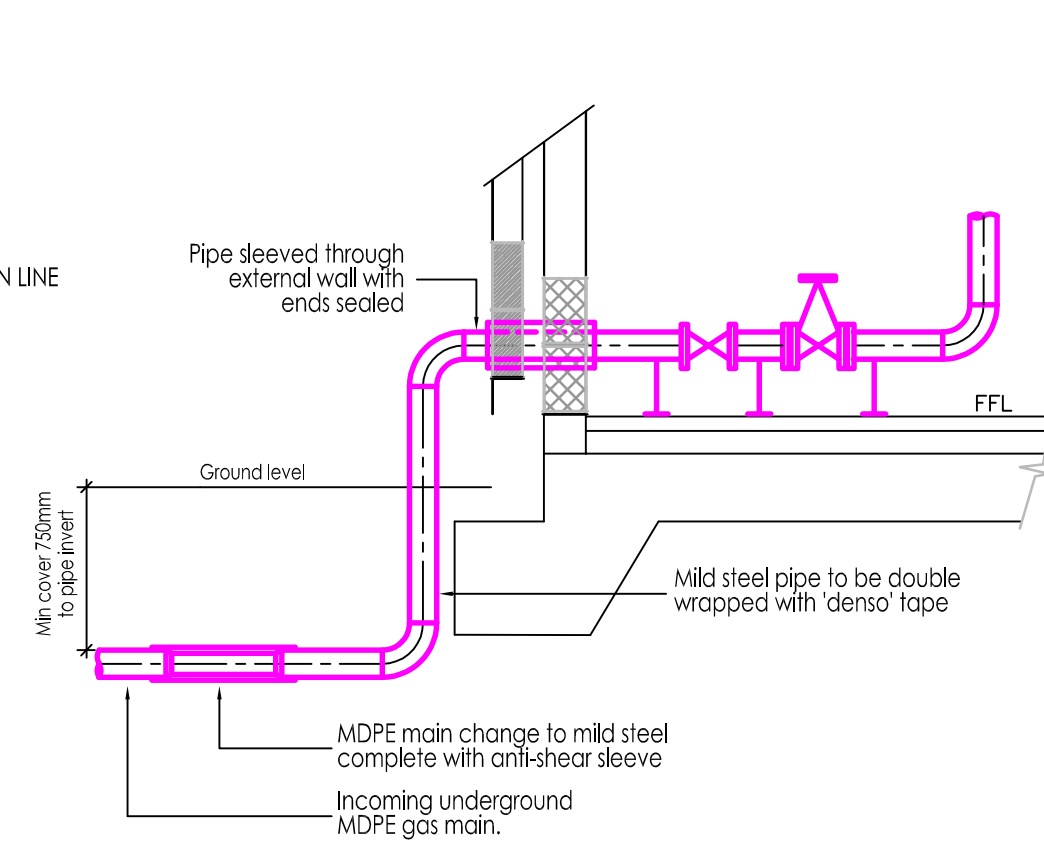
INCOMING MECHANICAL AND ELECTRICAL SERVICES TO HOTEL AND PREMIER HOUSE



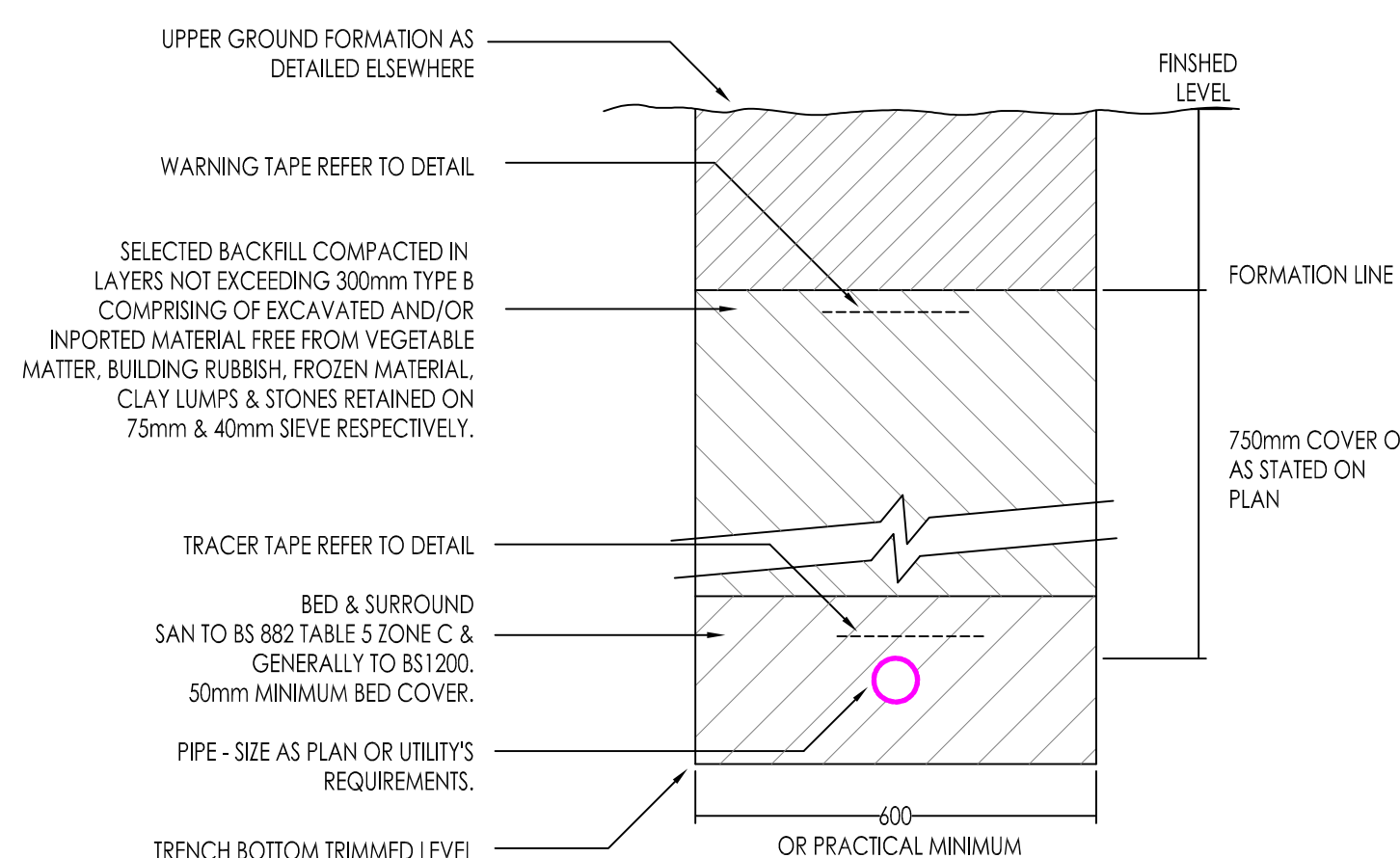
INCOMING MCW SUPPLY DETAIL



WATER PIPE TRENCH LANDSCAPE AREAS



NEW GAS SERVICES ENTRY POINT DETAIL



GAS PIPE TRENCH LANDSCAPE AREAS

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Client	STARWOOD
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Project	TREEHOUSE HOTEL, MANCHESTER
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Drawing Title	SERVICE YARD MECHANICAL SERVICES PROPOSED INCOMING SERVICES
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