Client

Jennor UK Ltd

Project

The Astley, 61 Houldsworth Street, Manchester, M1 2FA

Document

New Standby Generator

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Introduction

PURPOSE OF THIS DOCUMENT

These statements have been prepared to explain the context and constraints of the development and the site, and how these have informed the design principles and led to the proposed scheme.

This document should be read in conjunction with:

- Drawings.
- Application Form and Certificates.
- Noise Data Submission.
- Planning statement.
- Plant Sound Assessment Report.

SITE

The site is located on Great Ancoats Street on the northeastern edge of the city centre and close to the Northern Quarter, Piccadilly Basin, and Ancoats.

Although the site is not within a Conservation Area it is located within proximity to Stevenson Square and Ancoats Conservation Areas and is close in proximity to a few significant listed buildings.

The full postal address:

The Astley, 61 Houldsworth Street, Manchester M1 2FA

This application is to be submitted by Jennor UK acting on behalf of the owners Grainger Land and Regeneration Ltd. Grainger PLC is the overall client.

SUMMARY OF PROPOSALS

This planning application seeks permission to undertake:

- New standby generator within the existing cycle store.
- New external louvres to the existing facades of the building.
- Fuel inlet connection point.
- Exhaust discharge pipe.

Site and Context

LOCATION

The site is located close to the Northern Quarter, Piccadilly Basin, and Ancoats. The main ring road (Great Ancoats Street – A665) is located on the top side of the site. Manchester Piccadilly Station is a 7minute walk.

LAND OWNERSHIP

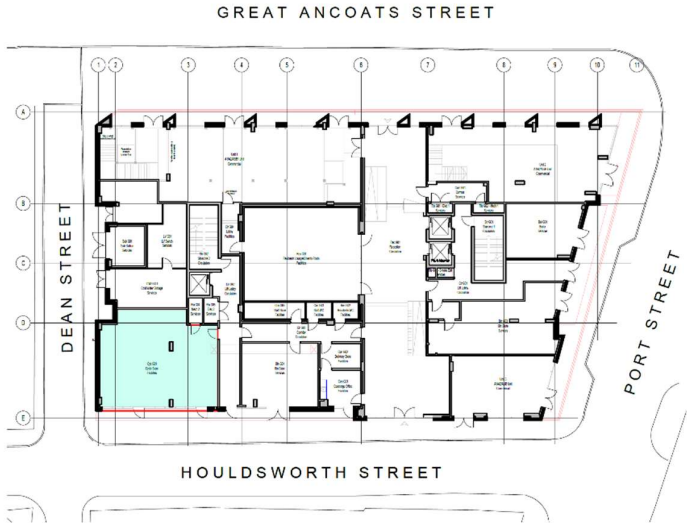
The building is owned by Grainger Land and Regeneration Ltd, who provide high quality homes to rent in vibrant, well-connected locations across the UK. Grainger PLC is the overall client.

SITE HISTORY

Research into the historic buildings which occupied the site and their uses, indicates that until their recent demolition, the site has remained unchanged for over 150 years or more. Although individual buildings have been replaced gradually overtime the principal configuration of the site with businesses principally fronting Great Ancoats Street and Houldsworth Street has remained consistent. The centre of the site included a number of small courtyards with ancillary uses including dwellings fronting Dean Street.

The small dwelling on the corner of Dean Street and Houldsworth Street was considered a historically important example of early dwellings which were dismantled in the 1980s and stored at the Manchester Science and Industry Museum where they are believed to still be in storage.

Over recent years various planning applications have been submitted and never implemented. However, Tim Groom Architects was granted planning permission to develop the site for private rented sector residential (Class C3) with mix of 135-unit types ranging from studios to three-bedroom apartments. The ground uses (Class A1, A2, A3 & B1) include a reception and concierge plus ancillary facilities for residents plus quantity of commercial / retail spaces. The building was completed in early 2019.



F.1 Location Plan



F.2 Photo – Houldsworth Street

Design

DESIGN PROPOSALS

The proposed standby generator to be located within the existing cycle store on the ground floor level inside.

The Astley is deemed a Higher Risk Building under the Building Safety Act 2022, and the generator is needed as a secondary power supply for the sprinkler system. This is a small part of a range of largely internal remedial works being undertaken by Jennor UK Ltd on behalf of TFT, for the owners Grainger Land and Regeneration Ltd.

Summary taken from TFT report – October 2024.

The property currently has an incoming 400A supply from an onsite transformer located in the western side of the building, adjacent to the electrical switch room. This supply feeds the building's main low voltage (LV) panel SB-W, located in the electrical switch room. This main panel supplies the western end of the building, the fire alarm panel, evacuation panel, and BMS. Additionally, a feed is taken to a second distribution panel serving the eastern wing of the building, SB-E.

The building is also provided with a life safety panel, SB-LS, this provides secondary supplies to the west life safety board, the east life safety board, the two fire lifts, domestic water booster pumps, and smoke ventilation fans. The supply for the life safety panel is taken from a feed prior to the landlord's main supply and is manually controlled in the event of a power failure or should works be required to the main panel.

The secondary supply is fed from the same substation as the primary supply and is in the same room and is manually switched. The latest regulations, BSEN81-76 and BSEN81- 72 require a fireman's lift in buildings over 18m in height, with a secondary power supply either from a separate substation or generator. Secondary power supplies must meet the requirements of BS9999:2017.

Standby Generator

The standby diesel generator is to be installed at ground floor level within the existing bike park, to provide back-up power, in the event of a primary mains failure, to all the life safety, fire-fighting and critical loads, via the existing life safety panel board and automatic transfer switches (ATS).

The back-up generator is sized such to be able to provide back-up power to essential loads, via connections to the existing main life safety panel.

The generator is to be installed within an acoustic standard enclosure, with acoustic performance as required as per an acoustics report. The generator is to be complete with but not limited to all controls, integral fuel tank, alternator, engine heater, battery charger, batteries, flue fan, flue, acoustic enclosure, etc for a fully functional system.

The day tank is to be provided within the generator's acoustic enclosure and needs to be sized to allow the generator to run autonomously for a minimum of 8 hours.

The generator is to be rated at as 150kVA minimum, so that in the event of a power supply failure, it provides emergency power back-up to the following equipment as a minimum:

- Fire-fighting lifts.
- Smoke extract system.
- Pumps for sprinkler system.
- Emergency generator fuel system.
- Control panels associated with the above-mentioned systems e.g. smoke extract, sprinkler.
- Small power and lighting.
- Fire Curtains.

The generator is to start automatically on detection of loss of power at any of the ATS's. In an event of a power loss, the generator is to power the full load of all the life safety and fire-fighting equipment, including starting currents.

Generator's enclosed tank to be refilled with diesel or HVO diesel by a pumping refilling system with a fuel spill kit to be provided within the generator enclosure.

Sprinkler pump power supplies

Fire protection systems designed to operate in a fire require enhanced provisions to ensure a secure supply is available. Specific recommendations are detailed within BS9999 Section 38.2.3, but the main aspects are detailed below.

To reduce the risk of the loss of the electrical supply to critical fire safety systems a secondary power system is:

- required to maintain a continuous power supply during a fire condition.

The secondary power supplies will be provided to the following:

- Firefighting lifts.
- Firefighting shafts (associated equipment and normal lighting).
- Smoke control system.
- Sprinkler suppression system.

The existing secondary supply does not include a supply to the sprinkler system. The sprinkler system is fed from the buildings boosted cold-water system, with dedicated branches taken off the rising boosted cold-water main at each level.

The booster pump set power supply is currently taken from the life safety panel, SB-LS, there does not appear to be a primary feed to the pump set.

The proposal will take a primary feed to the pump set from distribution board DB-MP-05, located in the water tank room and to provide an automatic transfer switch to transfer to the life safety secondary supply from SB-LS (as currently wired) in the event of disruption to the primary feed.

USE AND AMOUNT

The existing building use is unchanged. The proposal is for upgrading the M&E engineering services based upon the TFT report.

- Back-up generator provision.
- Additional power supply to sprinkler pumps.
- Additional Fire detection to Retail units.
- Additional Fie detection to apartments.

LAYOUT

The existing cycle store will be reduced in size to accommodate the housing of the new generator, make-up air path kit. The generator will be in as separate room constructed from masonry to provide fire integrity and noise reduction. A monthly test will be conducted for approx. 30 minutes.

NOISE AND VIBRATION

Although the installation is only for emergency use, there will be a requirement for periodic testing to ensure the system is fully functioning. Therefore, steps will be taken to protect the rest of the building from noise and vibration.

The existing and new masonry internal walls will be lined with 100mm T mineral Wool Sound absorption material on stick pins to assist with reducing the reverberation sound levels within the space. These should ideally achieve Class A absorption performance, but Class B or Class C would also be acceptable.

The measured daytime background noise levels in the flat above were L_{A90} 28-30dB. With the existing separating floor construction noise levels of L_{Aeq} ~54dB are predicted.

It is understood that a generator noise level of up to L_{Aeq} 45dB in the flats above is acceptable to the landlord during testing periods.

An acoustic ceiling shall therefore be installed within the newly formed generator plantroom comprising the following construction:

- Acoustic hangers (Mason HD series or equal approved) to support the acoustic ceiling from the soffit.
- 100mm mineral wool (min. 16kg/m²) within ceiling void.
- 2No. layers plasterboard (min. 10kg/m² per board) with staggered joints.
- Continuous bead of mastic to the perimeter junction with the plantroom walls.

Penetrations of the ceiling and fixings to the ceiling should be avoided.

The generator unit and exhaust system should be mounted on suitable vibration isolation mounts to minimise structural vibration to the flats above.

The Generator room also requires a fuel inlet and storage tank which is built in the generator, and an exhaust pipe when operational. The room will have measures in place in case of spillages with a fuel spill kit mounted on the wall.

SCALE AND MASSING

The building masing is unaffected.

APPEARANCE

The façade will be retained. The only minor change to this proposal will be omit the glazed section (with manifestation/film) frame in front of the cycle store on Houldsworth Street with facing brickwork to match existing (Marziale brick – Wienerberger), this will be set back to following the line of existing window frames and brick piers on the upper floors.

The new attenuator louvre to be powder coated finish to matching the existing door/window frames and railings on the upper floors. Louvre size 1100w x 1200h.

The Dean Street elevation we will be proposing to install as part of the generator installation an additional louvre (make-up air path) size 750w x 1800h.



F.3 Proposed Floor Plan & Elevations

Access and Transport

ACCESS INTO THE SITE

Access onto Houldsworth Street would be from Newton Street (two-way traffic), from Great Ancoats Street (Ring Road – A665). Alternative route is to come up Port Street (one-way) from Newton Street and turn left onto Houldsworth Street.

Dean Street to the side of The Astley is a cul-de-sac and has double yellow lines and single yellow line on either side of the road.

Delivery of fuel would be once every 6 months depending on usage and dependant on size of fuel tank, this will determine when deliveries are required.

The size of lorry would be a small tanker (7.07L x 2.46W x 3.23H). The tanker would reverse up Dean Street to connect to the fuel inlet point on the side of the building.

INTERNAL ACCESS AND FACILITIES

Public access for all visitors/residents is via the main two entrances either Great Ancoats Street or Houldsworth Street. The concierge deck is located at the Houldsworth Street end. Access to the cycle store through circulation corridor behind the congeries area.

Residents all have individual key fobs to gain access into all areas. The cycle store had direct access from the street to place your in cycle in the secure cycle store.

CYCLES

The original planning application has an allocation for one hundred cycles in a different location within the confines of the ground floor. Later application was made reducing the numbers and relocated the cycle store to its current location for circ. 90 cycles. With a combination of one tier-racks and two-tier racks to maximise the numbers.

The proposed new room for the generator, has reduced the original footprint of the cycle store and omits one door, instead of two entrances from the public street.

Access into cycle store from the internal corridor is unaffected.

We have reconfigured the space to maximise the cycles to be stored with a mixture or one & two-tier racks against walls, keeping a clear circulation route around the space, keeping all the fire exit doors clear and unobstructed and maintain the desired travel distances in relation to AD Part B.

The new revised cycle racks would hold seventy-one bikes a loss of nineteen spaces.

An internal audit was conducted by Grainger PLC (owner) for a period of 7-evenings to establish the usage of the cycle store, on average forty-five cycles were stored here.

Based upon the above audited information, the proposed number of seventy-one bike space meets the required capacity for tenant usage.