HOARE LEA

Design Note.

To:	BondBryan:Fairhursts
Cc:	Avison Young
From:	Eleanor Gray, Associate Director
Date:	07 May 2026
Project:	University of Manchester, CS & ITS Project – Eddie Newcombe
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Eddie Newcombe – Retained Services.

Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	06/05/26	First Issue	EJG	CW	EJG

The purpose of this design note is to outline the extent of the retained/proposed services within B.003 Break Out and C8 Corridor.

B.003 Break Out.

The new Break Out space is located on the Lower Ground Floor. This area previously had a suspended 600x600 grid ceiling which has been removed, exposing the services above. The proposal is for services to remain exposed in this area.

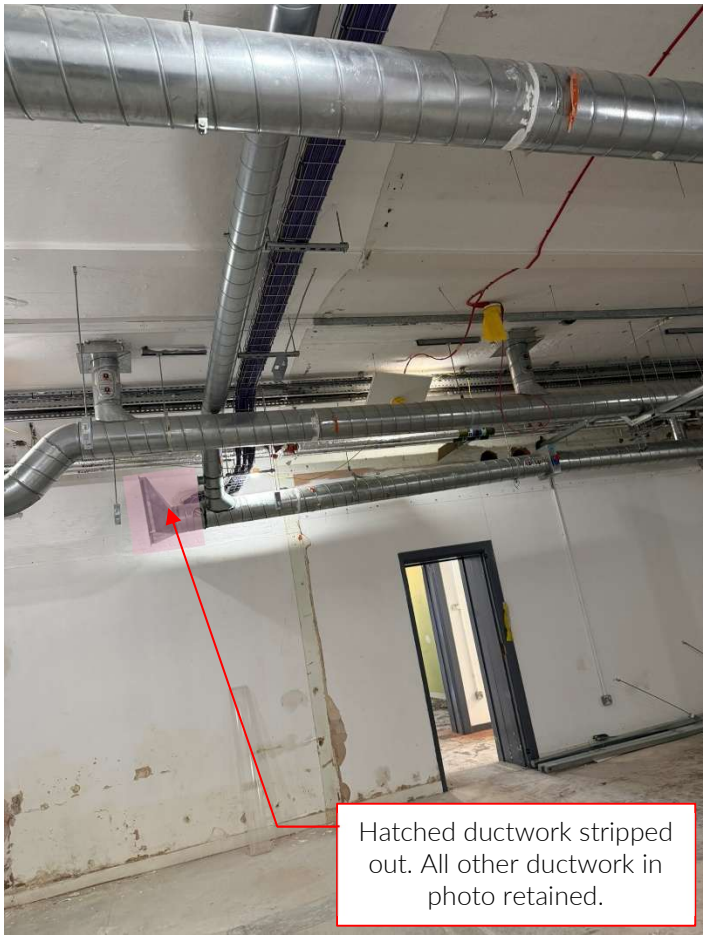
Existing services in this area include;

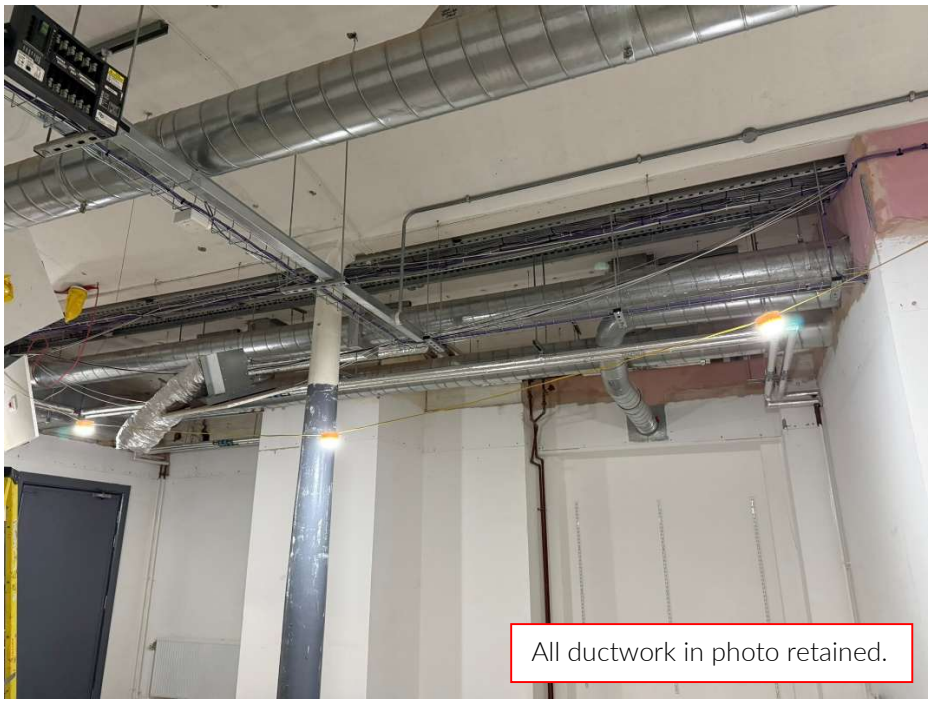
- Ventilation ductwork
- Heating pipework
- Data cabling and containment
- Lighting and small power and trunking / conduits
- Fire alarm cabling and cable trays

Ventilation Ductwork

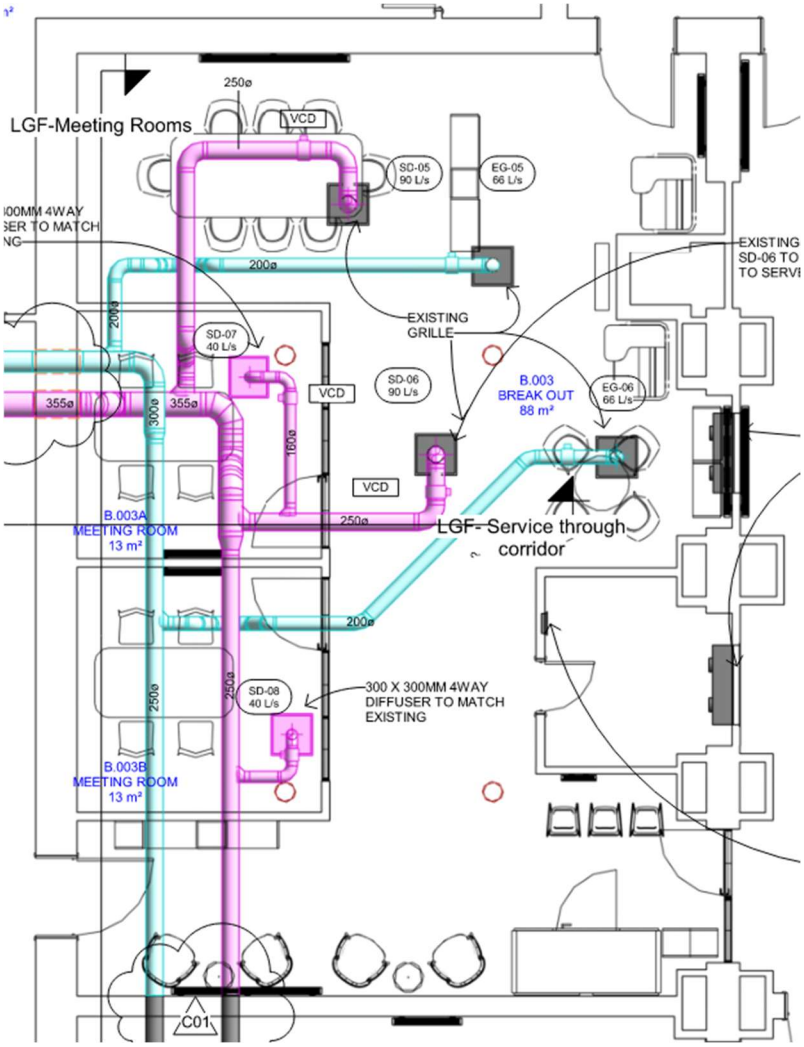
Lower Ground Floor Mezzanine floor grilles are served by ductwork routing through this space. This will be retained in situ. In addition, ventilation services will be retained providing ventilation to the Lower Ground Floor Server Room and B.002 Office. There are no drawings indicating the extent of the existing ductwork, but the marked up photos below show ductwork which is retained/stripped out as part of the works.

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Hatched ductwork stripped out. All other ductwork in photo retained.

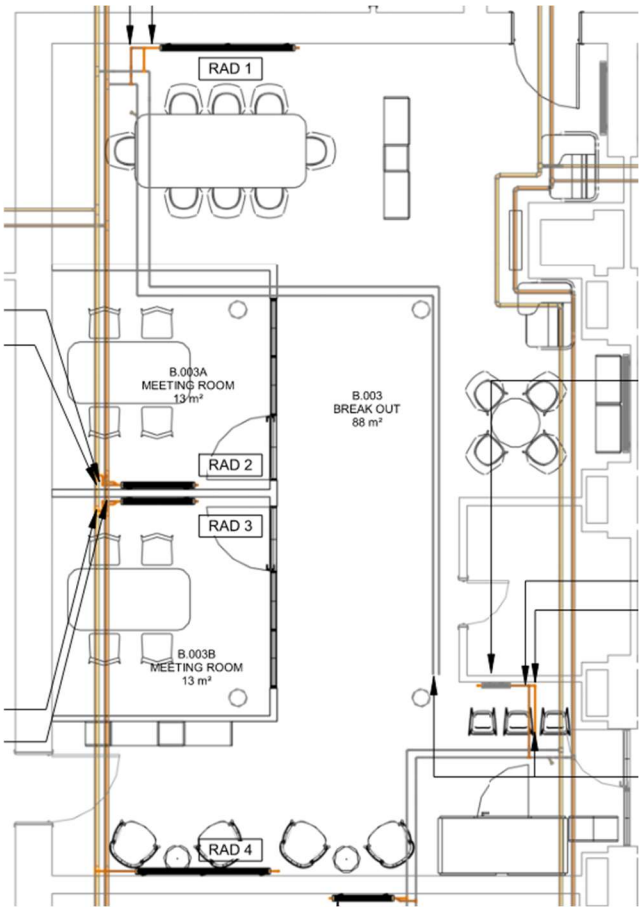

All ductwork in photo retained.

Ductwork serving the Lower Ground Floor will be modified to suit the new layout. The new ductwork layout is indicated on the Wardens drawing 0406325-WMB-EN-ZZ-DR-M-654001 - Ventilation Services - C01, an extract of which is shown below.



Heating Pipework

Heating pipework will be modified to suit the new radiator positions. Pipework will generally route at high level within the space, dropping locally to each radiator. The extent of heating pipework within the Break Out space is indicated on the Wardens drawing 0406325-WMB-EN-ZZ-DR-M-604001 - LTHW Heating - C01, an extract of which is shown below.



Containment

The existing data cabling containment will be retained in their current position. Existing data cabling is to be stripped out and replaced with new data cabling to the latest university specification, neatly clipped.

The existing small power and lighting containment and cabling is to be retained in their current position.

Fire Alarm

The existing fire alarm tray and cabling is to be retained where possible in their current position. The existing cabling is to be tidied up, neatly clipped to the cable containment / ceiling structure. New smoke detectors will be installed at soffit level.

C8 Corridor.

The C8 Corridor is located on the Lower Ground Floor.

Existing services in this area include;

- Domestic water pipework
- Switchgear and distribution board
- Fire alarm detection
- Lighting installation
- Electrical containment (basket, conduits & trunking)

Proposed works in this area include;

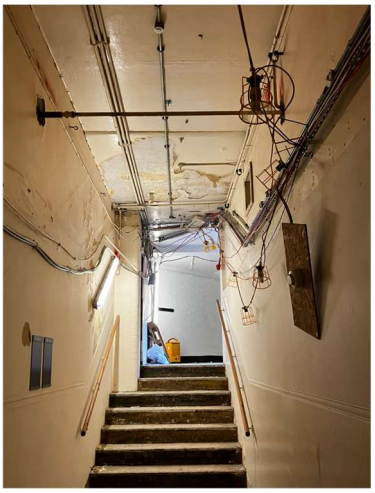
- identification of existing services to ascertain which are redundant
- services identified as redundant will be stripped out.

Power & Data

The distribution board and adjacent isolator serve equipment outside the demise of Eddie Newcombe. The University will trace and ascertain if these are redundant and can be stripped out. If still required, then these will be retained and tidied up (ie – trunking lids fitted, etc).







Lighting

New luminaires will be provided in this area.

The existing high-level conduits for the lighting supplies are to be retained and reused.

Fire Alarm

Retained services such as the wall mounted fire alarm tray, etc will be tied up. Cables will be re-dressed and clipped in a tidy manner. New smoke detectors will be provided throughout, installed at soffit level.

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