



Introduction to Hannan Associates



Introductions

Hannan Associates was established in 1983 by Bill Hannan as an engineering consultancy to provide Building Services Design solutions to the construction industry.

We focus on providing Building Services Engineering, Sustainability and Utilities Infrastructure Consultancy, tailored around the unique requirements of each of our clients.



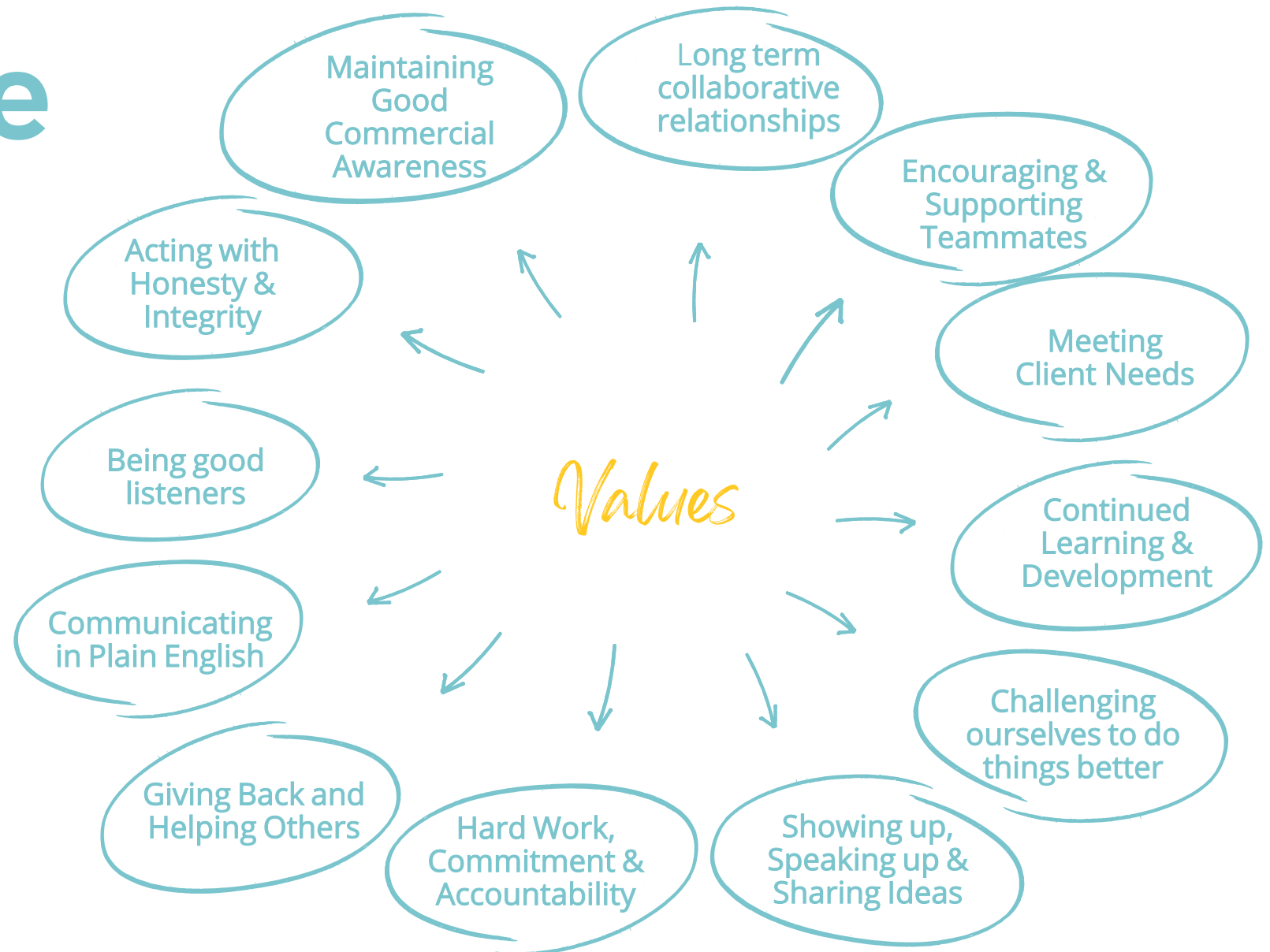
What do we stand for?



Our Mission is To develop building services engineering solutions that help create happy, healthy, safe places to live, work and play that don't 'cost the earth!'

Our vision is To be known as the go to, independent MEP consultancy for innovative and dependable advice regarding high performance, low energy building services systems.

We believe in.....



Our Story

The history of Hannan Associates

Hannan Associates was formed in 1983 by Bill Hannan to provide Building Services Engineering design solutions to the Construction Industry.

Bill started the company from his home where he and his small team worked from his dining room. He had decided it was time to take his experience and contacts and start his own consultancy.

Bill's vision for Hannan Associates was driven by his experience of working in contracting for the majority of his career. He wanted to provide a totally client focused service focused on low energy, innovative concepts that were judged in terms of affordability and commercial viability.

In 1987 the company was officially registered and the growing team moved to their first office premises, Orlando House in Compstall, the former home of the Compstall Co-operative Society.

Today the team is led by long standing directors Ian Joyce, Jamie Hall and John Walker and we do business quite differently compared to 1983. The services we provide are constantly evolving to meet new legislation and changing market needs & expectations.

We continue to provide services in our key sectors but the projects are a lot more focused towards regeneration and place making and every project has a Sustainability strategy and considered path towards achieving Net Zero Carbon.

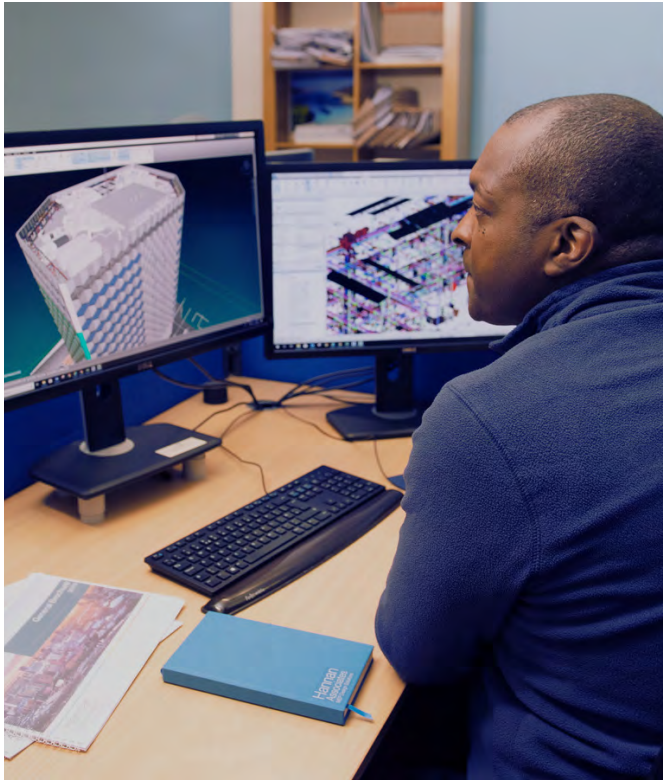
Sustainability and the need to improve the performance of buildings has significantly enhanced our role within the design teams and our relationship with the architect. The increased complexity of developments and buildings has resulted in more specialists being required within the team and we now offer a much wider range of services to clients to meet this demand.



Our Expertise

The services we provide are constantly evolving to meet new legislation and changing market needs.

We continue to focus on Building Services Engineering though today most projects have a Sustainability strategy and consider their path towards Net Zero Carbon. We provide a wide range of sustainability related advice to our clients and we are at the forefront of change in relation to the way buildings are modelled to meet the demands of evolving building regulations and guidance.



Building Services

- Electrical Building Services Design
- Mechanical Building Services
- Design Part L Compliance
- Low & Zero Carbon Strategy & Design
- Acoustics
- AV Systems
- Building Physics
- Construction Inspection & Supervision
- EPC Certification
- Fire Engineering
- Internal Environment Modelling
- IT Systems Design
- Planning Reports
- Public Health Building Services Design
- Dynamic Simulation Modelling
- Vertical Transportation Design
- Water Conservation & Compliance Audits
- Value Engineering Reviews

Sustainability

- BREEAM Assessment
- BREEAM Accredited Professional
- Low & Zero Carbon Strategy & Design
- Low & Zero Carbon Technology Feasibility
- Sustainability Strategy
- WELL Building Consultancy
- Building Physics
- Design for Performance
- Modelling LEED Assessment
- Operational Energy Modelling

Infrastructure

- Masterplanning Support
- Infrastructure planning & design
- Construction Inspection & Supervision
- Value Engineering Reviews

Building Performance

- Acoustics
- Building Health Checks
- Building Physics
- Design for Performance Modelling
- Low & Net Zero Carbon Strategy & Design
- Operational Energy Modelling
- Low & Zero Carbon Technology Feasibility
- Dynamic Simulation Modelling

Surveys & Reports

- Condition Surveys
- Energy Audits
- Feasibility Studies

Meet the Team

Our People are Everything

The Hannan team is led by long standing directors Ian Joyce, Jamie Hall and John Walker.

The development of the company has been aided by a strong, long serving work force through which we have developed lasting relationships with our clients, ensuring that 80% of our turnover is achieved through repeat business.

We recognise that we cannot do this without the support and enthusiasm of all our team members and we therefore endeavour to maintain the highest levels of team work and co-operation and develop staff that possess well founded self-belief who will act with diligence and integrity on behalf of our clients.

Many of our engineers have worked together over a long period of time, some for over 25 years, completing many successful projects together. Treating each project as unique we handpick each team to collectively possess the skills and range of experience needed to succeed, whilst creating a dynamic environment that encourages creativity.



Our Projects

We have experience across a variety of sectors with projects of varying size, complexity and client needs.

Our key sectors are **Offices & Workspace, Industrial & Logistics, Residential, Stadia & Leisure.**

Often, the projects we work on are part of longer term, strategic, mixed-use developments where we are involved very early on in the project as part of the masterplanning team, to help develop the site Infrastructure and Sustainability strategy.

During our 40 years we have been lucky to be involved with many long standing schemes and develop many long standing working relationships.....

Urban Regeneration:

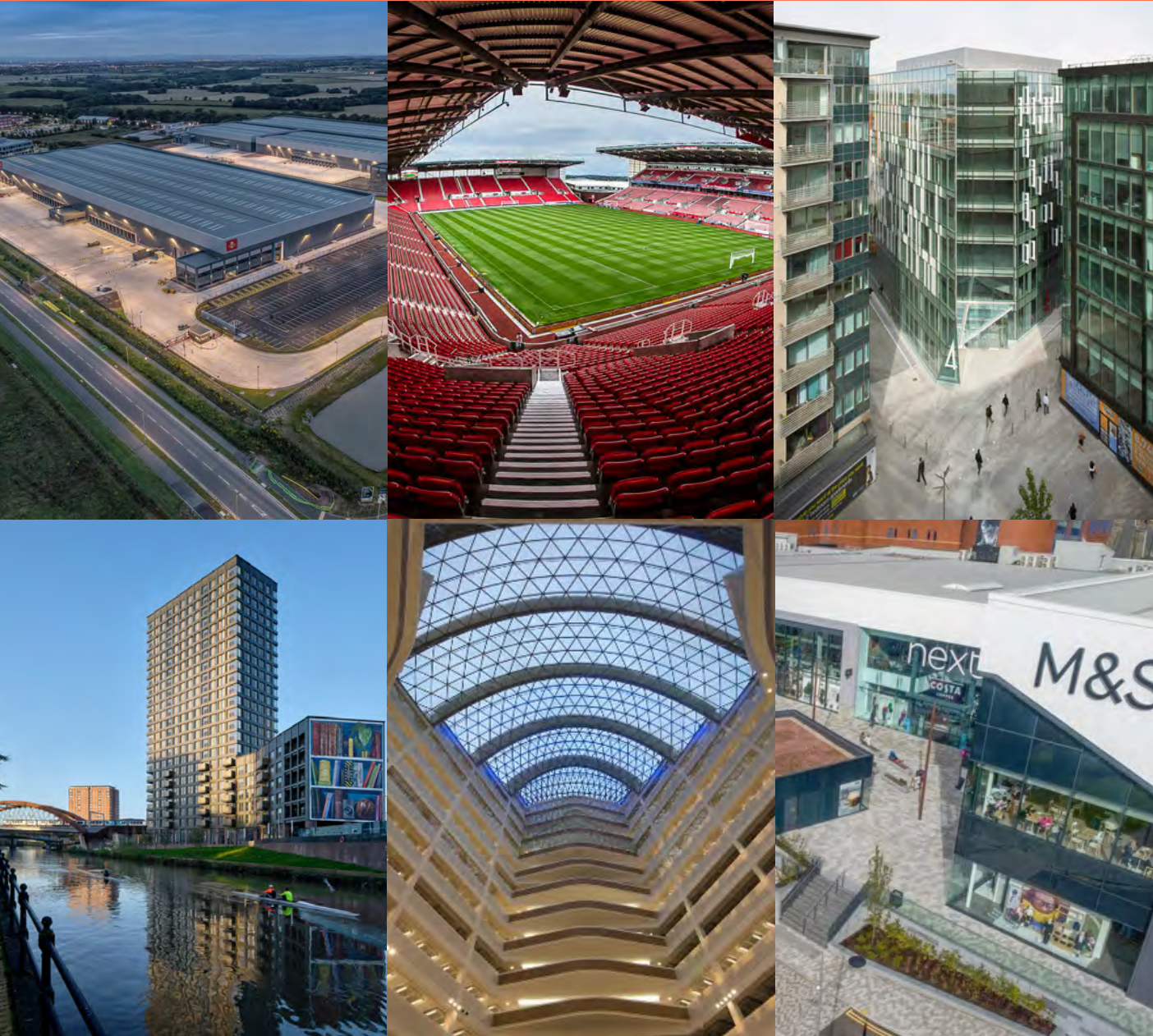
Salford Central : Liverpool Waters : Stockport Exchange :
Talbot Gateway Blackpool : Arena Central Birmingham :
Wirral Growth Company : Smithfield Stoke : Rochdale
Riverside :

Industrial & Logistics:

Omega Warrington : Logic Leeds : Ma6nitudo Middlewich :
Symmetry Park Kettering : Wingates Bolton : Harrier Park
Hucknall : Lingley Mere Warrington : LOC8 Maidstone :
Basford East, Crewe

Stadia & Leisure

Manchester United FC : Stoke City FC : Newbury Racecourse
: Bristol Sport : DW Sport :



Our Projects



Peel L&P REALISING POSSIBILITY
TRITAX SYMMETRY A TRITAX BIG BOX COMPANY
VINCI
NEWBURY RACECOURSE
HILL DICKINSON
THE ENGLISH CITIES FUND
Clearbell
MUSE
Ronald McDonald House Charities United Kingdom
ACCROL GROUP
Mileway
bloc
Genr8
industrials REIT
Harworth
bet365 STADIUM
MORGAN SINDALL
CHROMA
JLL
MAC
BOWMER KIRKLAND
STOFORD
A&E W
Legal & General
MAPLE GROVE DEVELOPMENTS
HORIZON fletcher | rae
maro developments
Walker Sime
Bury COUNCIL
Waterside Places
NEWBURY RACECOURSE
HILL DICKINSON
ACCROL GROUP
Mileway
AFL
KIER
HORIZON
maro developments
Walker Sime
Bury COUNCIL
Waterside Places
AVISON YOUNG
BLACKBURN DARWEN

PROJECT: Radcliffe Hub

> **Client:** Bury Council & Vinci Construction

> **Architect:** Pozzoni Architecture

> **Project Value:** £40M

> **Project Duration:** Sep 2021 – ongoing



Hannan Associates are part of the team delivering the new Civic Hub in the heart of Radcliffe town centre.

With backing from the government's Levelling Up Fund the hub will become the new home for leisure in Radcliffe, together with a new library, learning and community spaces and enhanced support for health and wellbeing. The new Civic Hub will not use any fossil fuels and is targeting Net Zero Carbon in operation.

The scheme also includes the renovation of the Markets Chambers to host new retail, office and studio space, the refurbishment of the Market Hall basement for multi-purpose events space and improvements to the surrounding town centre public spaces.

Our team is currently providing MEP engineering consultancy duties, building physics and sustainability services.

We join Pozzoni Architecture, Alan Johnston Partnership, PlanIT, Bespoke Fire and Sutton Sustainability on Vinci Construction's design team working for Bury Council.

PROJECT: Prestwich Village

> **Client:** Muse Places & Bury Council

> **Architect:** Jon Matthews Architects

> **Project Value:** £100M+

> **Project Duration:** March 2023 – ongoing



We are part of the team working to deliver Prestwich Village, the £100M + masterplan regenerating six acres. The scheme is part of a joint venture between Muse Places and Bury Council.

The first phase of Prestwich Village includes a multi-storey mobility hub, a new community hub building with a library and community space, retail and leisure spaces, a new market hall and a village square.

The second phase includes 200 new homes, a mix of apartments and townhouses.



The new buildings are being designed to be energy and water efficient minimising carbon in operation. Sustainable building materials are being used to reduce upfront embodied carbon.

Our engineers are providing MEP design consultancy services for the including thermal modelling and Part L analysis. We are also providing BREEAM Assessment duties.

We are working alongside Jon Matthews Architects, Chroma, Avison Young, Planit IE, MAC Construction Consultants and Civic Engineers on Muse Places and Bury Council's design team.

PROJECT: Alder Hey, Ronald McDonald House



> **Client:** Ronald McDonald House Charities

> **Architect:** AEW Architects

> **Project Value:** 11M

> **Project Duration:** October 2022
– ongoing



Hannan Associates are providing Building Services Engineering consultancy for the refurbishment of Ronald McDonald House Alder Hey at the Alder Hey Children's Hospital.

The refurbishment works will include a complete refit of all bedrooms and ensuite bathrooms and adding family kitchens to each floor. Interconnecting rooms will be created for larger / blended families. The dayroom facilities will be improved to offer complimentary services such as hairdressing, yoga and family support.

There will also be a re-landscaped garden for all age groups.

The Ronald McDonald House Charity provide free 'home away from home' accommodation for families whose children are undergoing treatment, giving them a warm and welcoming environment where they can stay for as long as they need.

We are delighted to be working alongside AEW Architects, MAC Construction, Urban Green, Heyne Tillett Steel, Hydrock and Mike Jackson Associates on the project design team.

PROJECT: Greenhaus, Salford

> **Client:** The English Cities Fund

> **Project Duration:** December 2020 – ongoing

> **Architect:** Buttress Architects



'Greenhaus' is the next chapter in the regeneration of the Chapel Street area of Salford Central.

We have been appointed as MEP design consultants on the project, which will include 44 one-bedroom and 52-two bedroom apartments constructed across G+8nr floors with shell commercial unit at ground floor, in addition to a new public square. Electric vehicle charging spaces will also be provided on Islington Way as part of the development, designated for public use.

Salford housing provider Salix Homes has been selected to manage the 96 new affordable apartments.

Salix and ECF aim to deliver the development to achieve certified Passivhaus 'Classic' standard, which will make it the largest certified scheme in the UK. This is proposed to be achieved by employing an all electric strategy; including residential ventilation via high efficiency MVHR units, heat pump technology, enhanced building fabric performance including triple glazing, and significantly improved air tightness.

We are pleased to be working alongside Buttress Architects, The Alan Johnston Partnership, Max Fordham, Appleyard & Trew and Planit IE.

This project is part of the English Cities Fund's wider £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax. English Cities Fund is a joint venture between Muse Places, Legal & General and Homes England in conjunction with Salford City Council.

We have also provided support to ECF, who have won a bid to undertake a research collaboration with Salford Uni to construct, fit-out and test one of the 1-bed PassivHaus apartments within 'Energy House 2.0', which is the largest R&D facility of its type. The project is part of a European funded scheme aiming to develop new low carbon technologies and analyse retrofit systems ready for implementation.

PROJECT: Talbot Gateway Scheme, Blackpool



> **Client:** Muse Places

> **Architect:** Various

> **Project Duration:** Sep 2010 – ongoing



Talbot Gateway is a major mixed-use regeneration scheme, transforming the heart of Blackpool town centre, being led by Muse Places in partnership with Blackpool Council.

The **DWP Hub** is a new 215,000 sq ft, £100m office development, which forms part of the third phase of the development scheme.

When complete the seven storey office building will become home to over 3000 staff from the Department of Work and Pensions.

We are providing Building Services Engineering Consultancy including Net Zero Carbon operational energy modelling and BREEAM assessor duties for the development.

The building has been designed to be ultra-low energy. **Low-carbon heating and cooling** to the office will be provided via air source heat pumps. Demand-driven ventilation will also be provided, helping improve indoor air quality while saving energy during periods of reduced occupancy. The building has been designed to achieve a **BREEAM 'Excellent'** rating.

We are working alongside Make Architects, RPS, Chroma, Arup on Muse Places' design team.

Bickerstaffe House is a 125,000 ft² HQ Offices built for Blackpool Council in 2014.

We provided Building Services Engineering and Sustainability services to meet the development brief. The building achieved a **BREEAM Excellent rating and an A rated Energy Performance Certificate**.

We undertook Dynamic Simulation Modelling and worked closely with the design team on the incorporation of passive solar shading via vertical fins on the south-west and south-east elevations, high performance solar & fritted glazing and low air permeability in order to reduce heating and cooling loads whilst maximizing natural daylight.

Our detailed design for the MEP services further supplemented this approach by the use of air source heat pumps to provide space heating and comfort cooling, daylight dimming and occupancy control for lighting installations, roof mounted photovoltaic panels and the re-use of waste heat from the data centre. Water usage was reduced via a rainwater harvesting installation to serve the WCs within the core accommodation.

We also provided MEP design services for the refurbishment of the 648 space, 5 level multi-storey car park originally built in the 1930s, which incorporates ground floor retail units.

PROJECT: Chatterley Valley

- > **Client:** Harworth Group
- > **Architect:** AEW Architects
- > **Project Duration:** March 2022 – ongoing



Our client, Harworth Group, have secured outline planning consent to deliver 1.2 million sq ft of industrial and logistics space at their Chatterley Valley site in Staffordshire.

Hannan Associates are providing building services, utilities infrastructure and sustainability consultancy services support for the proposed scheme.

We are pleased to be working alongside AEW Architects, WSP, BE Design, RPS, JPW Consulting and FCPR.

Chatterley Valley is located in the heart of the Ceramic Valley Enterprise Zone and will meet growing industrial and logistics occupier demand in Staffordshire, support around 1,700 new jobs and investment in the area.

PROJECT: Wingates

- > **Client:** Harworth Group
- > **Project Duration:** March 2021 – ongoing



Our client, Harworth Group, has secured planning for the development of up to 1.1 million sq ft logistics and manufacturing space at their Wingates site in Bolton, which could potentially create 1,500 new jobs.

Hannan Associates are providing building services, utilities infrastructure and sustainability consultancy services for the proposed scheme.

We are pleased to be working alongside Johnson Mowat, Fisher German, Mosodi, RSK, Hydrock, RPS Group, TEP, Walker Sime, JPW Consulting and BE Design.

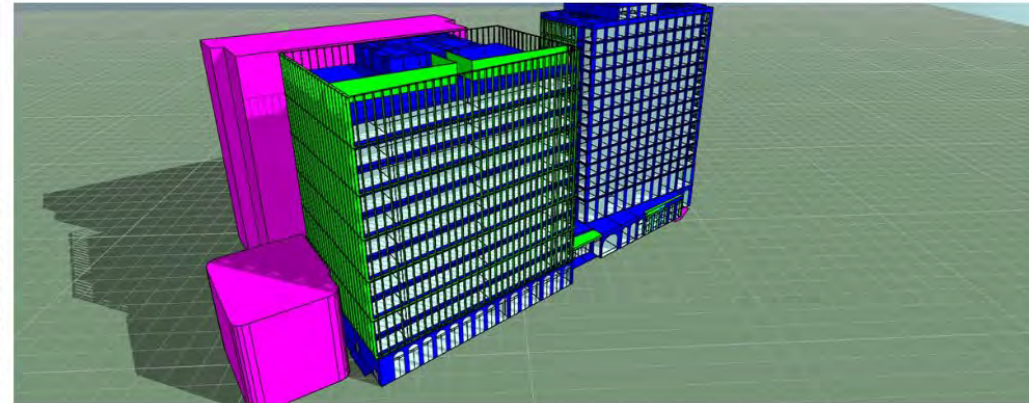
Alongside the commercial space, the proposed Wingates development will deliver significant upgrades to highway, drainage and utilities infrastructure, including a new access road. It will also provide boundary landscaping and an ecological enhancement area, as part of Harworth's ongoing commitment to promoting green spaces and protecting local biodiversity.

PROJECT: Ralli Quays, Salford



- > **Client:** Legal & General
- > **Architect:** EPR Architects

> **Project Duration:** October 2018 – Ongoing



Hannan Associates are part of Legal & General Investment Management's team for the design of the Ralli Quays office and hotel scheme on the River Irwell in Salford.

The client is targeting net zero carbon via a combination of the UKGBC 2030 targets and carbon offset for both construction and operation, including a high **NABERS Star Energy Rating**.

The building is also targeting **BREEAM excellent** and **EPC A**.

Our role on the project includes Sustainability Services, BREEAM and MEP Design.

Ralli Quays is one of only fourteen developments in the UK pioneering the Better Buildings Partnership Design for Performance initiative. The key objective of the Pilot Programme was to provide a strong evidence base for proceeding to a fully-fledged DfP Scheme.

As part of our package we are utilising complex thermal modelling software to accurately simulate HVAC plant and control networks for each building in order to ascertain the predicted in use operational energy consumptions for a variety of on-axis and off-axis scenarios. This is vital in providing a building-integrated approach where the HVAC systems and building are assessed as a whole all gains/losses, heat transfer and thermal mass in the building to be accounted for alongside system performance.

This allows us to address the performance gap that has been created by the out of date methodology to design buildings for compliance, as we can accurately assess the results of simulations and check against the latest Energy Performance Targets based on the Australian NABERS approach.

We are very pleased to join EPR Architects, DPP One, Turner & Townsend, Walker Sime, Clancy Consulting, Colliers on the project design team.

PROJECT: Peru Street, Salford

> **Client:** The English Cities Fund

> **Project Duration:** January 2023– ongoing

> **Architect:** Buttress Architects



Plans have been submitted to Salford City Council for a further new build residential development which will deliver a total of 100 affordable and sustainable Passivhaus certified apartments on Peru Street in Salford. The part five, part six-storey building will comprise a mix of one- and two-bedroom homes with incorporated Juliette balconies, including a proportion of accessible apartments at ground floor.

When complete, this will be the second Passivhaus-certified residential scheme being brought forward by the English Cities Fund in Salford, following the success of Greenhaus on Chapel Street, which is due to complete in the first half of 2024.

The primary focus for buildings designed to achieve Passivhaus standards is to employ passive design measures to drive down energy demand. Further to this, the MEP services design is optimised to reduce operational energy intensity associated with the services installed.

The result of which is to provide an enhanced and more comfortable internal environment for residents, but importantly can reduce energy bills by up to 90%. To achieve full certification, the design and construction of the buildings are independently tested and verified prior to occupation.

Hannan Associates are providing MEP design and construction monitoring duties for the project and are working alongside Chroma, Buttress Architects, Clancy, Max Fordham, Re-Form, CBRE and Faithful & Gould.

The project is part of the English Cities Fund's wider £2.5bn, 252-acre Crescent Salford regeneration scheme. The English Cities Fund is a joint venture between Muse, Legal & General and Homes England in conjunction with Salford City Council.

PROJECT: Novella, New Bailey, Salford



NEW
BAILEY

> **Client:** The English Cities Fund > **Project Duration:** Oct 2017 – Nov 2022

> **Architect:** Hawkins Brown Architects



Completed in 2022, Novella is the latest phase of residential development at New Bailey Salford, led by The English Cities Fund – a strategic joint venture between urban regenerators, Muse Developments, Legal & General and Homes England – in partnership with Salford City Council.

Novella includes a 23 storey tower providing 125 two-bedroom and 86 one-bedroom apartments for private sale, making it the tallest residential scheme at New Bailey to date. The residential development also features a gym, a co-working space and a communal lounge.

We were Building Services Engineering consultants for the project working alongside Hawkins Brown Architects, Walker Sime, Buro Four, WSP, Arup, DPP One, HED Landscape Architects and main contractor Morgan Sindall Construction.

New Bailey is part of The English Cities Fund's £650 million regeneration scheme transforming the area of Salford Central. The over 50-acre masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.

PROJECT: Upper Wharf Street, Salford

> Client: H2O Urban

> Architect: AHR

> Project Value: £37M

> Project Duration: July 2021 – ongoing



The Upper Wharf Street plans include two residential blocks of 204 one and two-bedroom apartments as well as public linear park.

The site is currently in use as a surface car park and is being redeveloped by H2O Urban, a joint venture between the Canal & Rivers Trust and Bloc.

The buildings will feature a gym, communal spaces and social areas. The park will include a cycle and pedestrian link, connecting it to the wider network and city centre.

The project is located in Zone Six of the Crescent Development Framework, contributing towards the regeneration of Salford.

Hannan Associates role is to provide MEP Performance and Monitoring duties for the project.

We're working alongside AHR Architects, Chroma, WSP UK, Planit IE and Hann Tucker Associates.

PROJECT: Stockport Exchange



- > **Client:** Muse Places
- > **Architect:** RHWL Architects

- > **Project Value:** £60M approximately
- > **Project Duration:** 2011 - ongoing



We are part of Muse Places' team, selected as Stockport's development partner. Stockport Council bought the site in order to create a gateway from the train station to the town centre.

The development includes a high quality office quarter, an attractive public realm area, a hotel, retail units, ease of access to the town centre, and improved car parking for the station.

For **Phase 1** of the development we were involved in the design of a new 1,000 space multi-storey car park.

For **Phase 2** we were involved in the design and construction of No.1 Stockport Exchange - a 50,000 sq ft office block, a 115 bedroom Holiday Inn Express Hotel, a new pedestrianized public space outside the train station and a new reconfigured road layout to improve station access.

Phase 3 of the development included No.2 Stockport Exchange - a new six-storey, 60,000 sq ft, Grade A office. The building incorporates environmentally friendly design features such as a green roof, photovoltaic panels, LED lighting and ultra-low water consuming fittings. Features include the use of natural daylight and enhanced fabric to minimise the building's carbon emissions, creating a reduction in its indirect impact on climate change. Our analysis of the scheme included the consideration of connecting the development to Stockport's proposed heat network.

Phase 4 works are currently underway including the design and construction of a 64,000 sq ft Grade A office and 399-space multi-storey car park due to be complete in summer 2023.

All the buildings have been designed to achieve a **BREEAM Excellent** rating.

PROJECT: Christchurch Avenue

> **Client:** The English Cities Fund

> **Project Duration:** September 2021 – ongoing

> **Architect:** Feilden Clegg Bradley Studios



Christchurch Avenue is a proposed residential development, located off Chapel Street in Salford, which forms part of the Crescent Salford Framework.

Plans for this Passivhaus designed residential development include 55 apartments and 14 town houses.

The proposed development site as a whole is currently being used as existing surface car parking and landscaping.

We are providing MEP Performance and Monitoring duties for this new build residential development, including undertaking the Energy Modelling for the Part L compliance and overheating analysis.

We are pleased to be working alongside Feilden Clegg Bradley Architects, Chroma Consulting, Cundall, CBRE, Re-form Landscape Architects and Faithful & Gould.

The English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council delivering the £2.5bn, 252-acre Salford Crescent Framework.

PROJECT: Unit 1 Symmetry Park, Merseyside

> **Client:** Tritax Symmetry
> **Architect:** UMC Architects

> **Project Duration:** Sep 2021 – ongoing



We are very pleased to be providing Building Services Engineering consultancy to Tritax Symmetry for the first logistics facility at Symmetry Park, Merseyside at the former Cronton Colliery site in Knowsley.

Planning consent has been granted for the 161,000 sq ft Unit 1 together with outline planning consent for 838,100 sq ft floor space and a country park.

We are working alongside UMC Architects, C4 Consulting, Tier Consulting and Gerald Eve on the design team.

As part of our duties we produced Passive Design Analysis, LZC Feasibility, Part L2A Compliance and External Lighting reports in support of the planning submission along with MEP services performance duties for the speculative design of Unit 1 which will be built to net zero carbon in construction and will achieve a BREEAM Excellent rating. GMI Construction Group have commenced construction of the unit which is due to complete early 2023.

The site forms part of the Halsnead Garden Village Sustainable Urban Extension (HSUE) which represents part of the wider vision for the Halsnead Garden Village and is allocated for employment uses and a Country Park.

<https://www.placenorthwest.co.uk/yodel-signs-for-162000-sq-ft-in-knowsley/>

PROJECT: Swizzels, Ma6nitude Middlewich

- > **Client:** Ma6nitude Land LLP
- > **Architect:** AEW Architects

> **Project Duration:** August 2019 – ongoing



Hannans are currently providing building services engineering Consultancy for the delivery of a 158,000 sq ft manufacturing facility for Swizzels Matlow.

The new facility will be an expansion of the confectioner's current manufacturing capability and involves a significant additional investment in new manufacturing plant and machinery.

We are very pleased to join AEW Architects, RPS and Shepherd Gilmour on the project design team and main contractor GMI Construction.

Construction of the building is now underway and is expected to reach completion by the end of 2022.

MA6NITUDE is one of the North West's largest manufacturing and logistics parks and is based in Middlewich close to junction 18 of the M6 motorway. The park is already home to B&M Retail, Wincanton and Kuehne + Nagel and there is capacity to deliver a further 2.2m sq ft of new manufacturing and logistics space.

Ma6nitude Land LLP is a joint venture between Tritax Symmetry - the development arm of Tritax Big Box REIT – and NPL.

PROJECT: Arena Central, Birmingham



- > **Client:** Arena Central Developments Ltd
- > **Architect:** Make Architects

- > **Project Value:** £500M
- > **Project Duration:** Dec 2013 – ongoing



Arena Central is a £500 million mixed-use development scheme in Birmingham city centre being developed by Arena Central Developments LLP.

Hannan Associates have provided Building Services Engineering, Utilities Infrastructure & BREEAM consultancy for various phases since 2013.

- **One Centenary Square** - a 210,000 sq ft, 10 storey, Grade A office building - Home to HSBC
- **Three Arena Central** - a 240,000 sq ft, 14 storey, Grade A office building - Home to HMRC
- **5 Centenary Square** - 200,000 sq ft, 10 storey, Grade A office building - Planning achieved
- **4 Arena Central** - 32 storey residential scheme - Concept stage
- **Public Realm** - MEP Support for the 9.2 acre public realm design
- **Arena Central Car Park** - Refurbishment & expansion of the 400 space basement car park

We are very pleased to have been part of the team working on this exciting masterplan, which when complete will deliver 1.2 million sq ft of mixed-use development, alongside a unique public realm that features over 50 per cent soft landscaping at the heart of Birmingham city centre.

Other team members have included: Make Architects, Gillespies Landscape Architects, Arcadis, and main contractor Galliford Try.

PROJECT: Stoke City Bet 365 Stadium Expansion & Refurb



> Client: Stoke City FC & Bet 365

> Project Duration: July 2016 – ongoing

> Architect: AFL Architects



Hannans have been providing Building Services Engineering consultancy for Stoke City Football Club over the last seven years.

Works have included:

Bet 365 Stadium

- Infill of the South East Corner Stand creating additional seating and concourse including diversions and maintaining existing services
- Upgrade of the stadium accessible seating in all stands to comply with Premier league and government guidance
- SE and NW Corner media screens and new NW corner media control suite including diversions
- Alteration of the South stand segregation for away fans to allow flexibility of use
- Refurbishment of the Boardroom, Chairman's Suite, the Players' Lounge, Ricardo's Bar, Concourse washrooms
- Installation of new LED floodlighting and Fire Alarm System

Clayton Wood Training Ground

- Plans for the addition of a Parents' Lounge
- Plans for the addition of new Show Pitch

PROJECT: Wolves FC Molineux Stadium



- > **Client:** Wolverhampton Wanderers FC
- > **Project Value:** £40M
- > **Architect:** AFL Architects
- > **Project Duration:** August 2009 – September 2011



Hannan Associates were the Building Services Designers for the master planning and redevelopment of Molineux stadium for Wolverhampton Wanderers Football Club.

The first phase of work involved the design and construction of a new North stand, starting with the creation of a masterplan for the phased redevelopment of the ground allowing due consideration for the live stadium and the site wide services.

These services included: IT; public address system; HV infrastructure; turnstile monitoring; essential services; AV systems; CCTV and the replacement of UEFA class 4 Elite standard sports lighting, both temporarily and permanently.

The second phase of work included the development of the new East stand, with other stands to follow.

The scheme development of phase two including undertaking the enabling works and fitting out for the East Stand; executive boxes, lounges and banqueting hall. This work Included designing the MEP services to allow for early occupation of the terrace and lower concourse.

PROJECT: The Clayworks, Stoke



- > **Client:** Genr8 Developments
- > **Architect:** Cartwright Pickard Architects

- > **Project Value:** £170M
- > **Project Duration:** Oct 2015 – Oct 2020



The Clayworks is a build to rent residential apartment scheme developed by Genr8 Developments in partnership with Stoke City Council as part of the wider £170M redevelopment of the heart of Stoke-on-Trent.

The Hannan residential team provided Stage 3 Building Services Design and specification together with construction supervision duties for the 11-storey apartment block, which provides 151 build to rent one and two bed apartments, providing much needed living space in a central location.

The residential development also features co-working space, function rooms, cycle storage and a roof top terrace with BBQ facilities.

The name Clayworks is a nod to the city's history of potteries production for centuries.

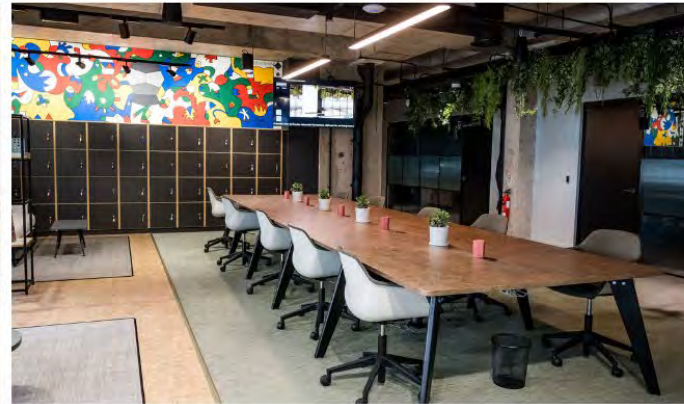
The overall masterplan provides the crucial link between existing residential, shopping, cultural and heritage areas helping to bring the city together more coherently.

We worked alongside Cartwright Pickard Architects, Planit IE and Buro Happold on the design team and Willmott Dixon the main contractor.

PROJECT: Smithfield Works, Stoke

- > **Client:** Genr8 Developments
- > **Architect:** Cartwright Pickard Architects

- > **Project Value:** £1.4M
- > **Project Duration:** 2020 – 2022



The new co-working space Smithfield Works is a part of the Smithfield scheme developed by Genr8 Developments in partnership with Stoke City Council.

The space has been built across 2 Smithfield and the Clayworks. It offers a mix of shared office spaces, private work spaces, hot-desking facilities and open space.

Hannan Associates were appointed as MEP Design consultants on the project alongside Cartwright Pickard Architects, and main contractor Dragonfly Contracts.

We provided performance specification and monitoring duties for design and build, review of contractors designs, site inspections, witnessing commissioning and testing.

The overall masterplan provides the crucial link between existing residential, shopping, cultural and heritage areas helping to bring the city together more coherently.

PROJECT: Station Quarter, Telford

> **Client:** Genr8 Developments

> **Project Duration:** September 2021 – ongoing

> **Architect:** KKA Architects



The six-storey hotel is being developed by Genr8 Developments working with Telford & Wreching Council as a part of the multimillion-pound scheme Station Quarter, which is set to create a gateway between the railway station and Telford town centre.

Hannan Associates are providing Building Services Engineering Consultancy including operational energy modelling duties for the 142-bedroom hotel.

We have been appointed as MEP design consultants on the project and we are pleased to be working alongside KKA Architects, AEC Limited, Buro Happold, Arcadis on Genr8 Development's design team.

PROJECT: Rochdale Riverside



> **Client:** Genr8 Developments

> **Architect:** T P Bennett Partnership

> **Project Value:** £80M

> **Project Duration:** Oct 2014 – July 2021



We were part of the team that delivered Rochdale Riverside, one of several projects undertaken as part of Rochdale Council's town centre masterplan. The scheme is part of a joint venture between Genr8 Developments and Kajima, in collaboration with Rochdale Development Agency and Rochdale council. The main contractor for the development was Willmott Dixon.

Completed in April 2020, the first phase of Rochdale Riverside included a new 200,000 sq ft retail and leisure quarter where occupiers include Marks and Spencer, H&M, JD Sports, River Island, Next, New Look and Boots. The retail complex also features a six-screen Reel Cinema and Hollywood Bowl Puttstars.

Our engineers provided MEP design consultancy services for the base build shell and core elements and landlord's areas, including thermal modelling and Part L analysis for each of the buildings. We also provided BREEAM Assessment duties for the project.

Hannan Associates worked closely with other members of the design team to develop innovative, landmark buildings, with effective and efficient building services solutions to meet the needs for each particular building.

Due to the nature of the development and location of the site, our role has also involved extensive dialogue and negotiations with all utility providers in the area, to deal with the extensive major utility diversions that will be necessary on and around the site, as well as dealing with the new supply connection requirements.

We were very pleased to work alongside Genr8 and the rest of the team on this project transforming Rochdale's retail and commercial landscape to provide its residents with a town centre they can be proud of.

PROJECT: Symmetry Park, Kettering

> **Client:** Tritax Symmetry

> **Project Duration:** May 2021 – ongoing

> **Architect:** Stephen George and Partners



The Hannan Industrial team are providing building services engineering consultancy for Symmetry Park, Kettering.

The park has outline planning permission for 2.3 million sq ft of logistics floor space.

The first facility, a 312,875 sq ft unit was completed earlier this year.

The second is a 500,000 sq ft cross dock logistics facility and will be built to Net Zero Carbon in Construction and is currently targeting BREEAM Excellent and EPC A rating.

We are very pleased to join Stephen George and Partners, Framptons, Feasibility Limited, Trinity Property Consultants, WSP UK , EPC UK and main contractor Buckingham Group on the project design team.

The site is situated directly alongside the A14 “Trans-European” freight route at Junction 9, offering occupiers prominence and excellent transport links to the national motorway and trunk road network.

PROJECT: Liverpool Waters



> Client: Peel Land and Property

> Project Duration: Oct 2017 - ongoing



Hannan Associates are part of the team delivering Peel Land and Property's Liverpool Waters Development.

Liverpool Waters involves the transformation of the city's central and northern docks, regenerating a 60-hectare site to create a world-class, mixed use development on Liverpool's waterfront. When complete the development will provide the city with much needed job opportunities and will strengthen the connection between the waterfront and the city centre.

Plans include the creation of essential infrastructure which will support the delivery of around 2,350 new homes, offices, retail and leisure space and a 4.7 acre park within the Central Docks district over the next ten years, in line with the Liverpool Waters Central Docks Neighbourhood Masterplan.

Our team is currently providing strategic, procurement and cost advice for the infrastructure required to support and enable the whole of the development. Our work includes the identification of the utility requirements, appraisal of the fulfilment options and procurement.

This is a key role in the master planning team and involves liaison and negotiation with the local utility companies and commercial operators in the ever changing utilities market.

We are also providing a site wide sustainability strategy to assist with the development of a class leading location. The sustainability strategy compiles masterplan and plot specific information and targets for a range of sustainability drivers, including Net Zero Carbon, Ecology, Wellbeing, and sustainability certifications.

Other members of the team include Project Manager & Quantity Surveyor Walker Sime and Masterplanners Planit IE.

PROJECT:

Lancashire County Cricket Club – Red Rose Grandstand and Hotel

> **Client:** Lancashire County Cricket Club

> **Architect:** B.D.P.



We are very pleased to be a part of the team delivering the next phase of redevelopment at Emirates Old Trafford cricket ground for Lancashire County Cricket Club.

Proposed plans for the redevelopment of the Red Rose Grandstand include an 86 bedroom, 9 suite hotel extension, which will occupy the upper four floors above a new 1000 seat stand. The lower two floors will include retail space, a ticket office, museum facilities as well as a members lounge. External works include the realignment of Brian Statham Way with the adjacent public realm areas, which forms part of Trafford Council's Civic Quarter masterplan .

Plans have been approved by Trafford Council and construction is now underway by main contractor Eric Wright.

Hannan Associates are providing Building Services Engineering and Utilities Infrastructure consultancy services for the project and are working alongside Chroma Consulting, BDP Architects, Paul Butler Associates, TowerEight, Marston & Grundy and main contractor Eric Wright Construction on this project.

PROJECT: Wirral Regeneration



> **Client:** Wirral Growth Company

> **Architect:** AHR Architects

> **Project Value:** 1BN

> **Project Duration:** Oct 2017 - ongoing



An innovative and ambitious masterplan for Birkenhead town centre being delivered by Wirral Growth Company – a joint venture between Muse Developments and Wirral Council.

Our role on the project has included providing Infrastructure, MEP and BREEAM consultancy.

The first phase of work included the development of new public realm and two new grade A offices, totalling 150,000 sq ft, which handed over in October 2023.

During this phase, the project included the demolition of 27 retail units, for which we organised multiple complex infrastructure diversions of HV, LV, BT, Virgin, Drainage, Gas and Water services. We established the locations of existing services via searches, sub scan surveys and trial pits and engaged a specialist sub-contractor and the infrastructure companies to carry out disconnections and diversions.

The next phase of work in Birkenhead includes the construction of a new market hall, which will be home to independent retail, food and beverage stalls and accessible public realm.

This phase also includes the demolition of the House of Frazer department store and Hannan's role has included organizing the survey and location of all existing services and the disconnection of the existing substation, gas, water and communications.

The design team includes AHR Architects, Curtin's, Abacus, Gillespie's and Vectos.

PROJECT: Islington Wharf Locks, Manchester

> **Client:** Waterside Places
> **Architect:** Ryder Architecture

> **Project Value:** £15M
> **Project Duration:** January 2015 – ongoing



We are currently providing MEP Performance Duties for Phase 4 of this residential development in the New Islington area of Ancoats, Manchester.

This final phase of the Islington Wharf development includes a 106-apartment complex consisting of two towers of 16 and 11 storeys situated on the corner of Great Ancoats Street and Old Mill Street.

There will be 33 one-bedroom apartments and 73 two-bedroom apartments split across 77,000 sq ft. Fifty-four of the homes will be available through shared ownership and fifty-two through private sale.

The development is being delivered by Latimer, the development arm of the housing provider Clarion Housing with Waterside Places and main contractor Morgan Sindall.

We were also involved with Phase 3 of the development, which was completed in 2019 and included 102 homes - a mixture of apartments and town houses set around a central courtyard on the banks of Ashton Canal.

Waterside Places first started building homes in this part of Ancoats over a decade ago and in that time the area has seen much growth. It is now one of the most desirable neighbourhoods to live in the city and has seen the addition of a school, new bars, restaurants and office space – and there is much more to come over the next 10 years.

PROJECT: Riverside House, New Bailey Salford



NEW
BAILEY



> **Client:** The English Cities Fund

> **Project Duration:** 2018 – 2019

> **Architect:** Alford Hall Monaghan Morris



Hannan Associates were part of the team that redevelopment Riverside House at New Bailey, Salford for our client The English Cities Fund.

Riverside House is a four storey, 11,000 sq ft office building, which includes the retention of two sides of the 19th Century facade from the pre-existing building, thought to date back to around the mid 1800's when it was the Royal Veteran Tavern located behind the site of the Old Bailey Prison.

As part of our duties we provided BREEAM and Building Services Engineering consultancy for the CAT A installations which expanded to include the CAT B fit out for Muse Developments who have occupied 2 floors of the building.

We carried out thermal modelling and system optioneering to conclude the best scheme to meet the Client requirements.

The MEP services strategy was based on chilled beams providing comfort cooling, which helps limit the maintenance requirements within the space and offers the tenants high comfort levels, good space acoustics & low annual running costs. Detailed co-ordination of the exposed services achieved a more visually appealing, quality finish, which helps meet higher end market requirements. The design also included roof mounted photovoltaic arrays, which provides the building with a source of renewable energy.

The retention of the Victorian Gothic style facade gives the building a real sense of place and history and helps to create a gateway to New Bailey. Utilising the floor void for ventilation helped to maintain floor levels which suited the existing façade.

The project won 'Fit Out of Workplace' at the 2020 BCO Awards, 'Design in Excellence' at the 2020 Insider Property North West Awards and 'Best Development Outside London Under 35,000 sq ft' at the 2022 OAS Development Awards.

PROJECT: LOC8 Business Park, Maidstone

> **Client:** Clearbell Capital LLP

> **Project Duration:** November 2020 – ongoing

> **Architect:** PRC Architects



Hannan Associates are working for Clearbell Capital on the development of this new mixed-use business park, known as LOC8. This new employment area, which has the potential to create up to 1,200 new jobs will deliver a range of modern and sustainable buildings.

As a part of our role we are providing Building Services Engineering, Utilities Infrastructure and Sustainability Consultancy including advice regarding BREEAM, WELL and Net Zero Carbon.

Phase 1 of the development is currently under construction by main contractor Readie Construction and due for completion in The development is currently targeting BREEAM Very Good.

We are working alongside Belshaw, PRC Architects, EPCA, Lloyd Bore, Savills, Goodrich Consulting, Patrick Parsons on Clearbell Capital's design team.

PROJECT: Freetrade Exchange, Manchester

- > **Client:** Clearbell Capital
- > **Architect:** Michael Laird Architects

- > **Project Value:** £4.8
- > **Project Duration:** 2021 – 2023



Hannan Associates provided Building Services Engineering consultancy for the refurbishment of the Grade II listed building Freetrade Exchange, on Manchester's Peter Street.

The revamp of the six-storey, 36,000 sq ft office building included the conversion of the lower ground floor being to a 5,000 sq ft bar, the existing entrance will be reconfigured and expanded as well as a new entrance being created.

The building's basement features a gym, sauna, showers, changing rooms, toilet facilities and a secure cycle storage.

Freetrade Exchange was originally built as a fabric warehouse in 1868 under the name Harvester House and was renamed after the refurbishment in 2007.

We worked alongside Michael Laird Architects, Steven Levrant Architecture, Hann Tucker and Paragon on Clearbell's design team.

PROJECT: Two New Bailey, Salford



NEW
BAILEY



> **Client:** The English Cities Fund

> **Project Value:** £35M

> **Architect:** Allford Hall Monaghan Morris

> **Project Duration:** 2016 –2020



No. 2 New Bailey is the second new office building at Salford Central's New Bailey development. This 188,500 sq ft office building is the first scheme designed by architects Allford Hall Monaghan Morris in Greater Manchester.

The 11-storey building includes CAT A open plan office across 10 floors, commercial unit space at ground floor, basement car parking, external roof terrace and a public square achieved an A rated Energy Performance Certificate, a **BREEAM Excellent** rating along with a Wired Score rating of Platinum.

Hannan Associates provided Building Services Engineering Consultancy and BREEAM Assessment for the development.

Each floor is designed to be sub-divided into two separate tenancies, each area provided with a private external balcony. Simultaneous Variable Refrigerant Flow heating & cooling systems are provided to each tenancy, mechanical fresh air ventilation from roof mounted air handling plant incorporating heat recovery, which offers good flexibility and is easily adaptable to cope with sub-division and high occupant density.

The client's design aspirations included exposed services with acoustic rafts to conceal the indoor VRF units and improve the acoustics of the open plan office space.

Eversheds Sutherland have taken 50,000 sq ft of space across the part eight, ninth and tenth floors with BLM LLP signed to occupy the first to fourth floors.

The project is being backed by the English Cities Fund (tECF) – a joint venture between Muse Developments, Legal and General and Homes England.

PROJECT: Three New Bailey, Salford Central



NEW
BAILEY

> **Client:** The English Cities Fund

> **Architect:** Make Architects

> **Project Duration:** 2016 – 2021



Three New Bailey is a part of the English Cities Fund's regeneration of Salford Central and will be the fourth new office building on the New Bailey site.

The seven storey, 157,000 sq ft building was pre-let to the Government Property Unit, who announced that HMRC would occupy the entire building as the sole tenant on a 25-year lease, for their new regional centre hub.

We have been appointed as Building Services Engineering consultants for the project and we are pleased to be working alongside Make Architects, Chroma Consulting, HED Landscape Architects and main contractor Bowmer & Kirkland.

The MEP services installations are designed to meet the occupier's specific MEP services requirements and incorporate energy efficient installations, which will provide an excellent internal working environment and comfort conditions for the occupants. The building has been designed to achieve a **BREEAM Excellent** rating.

We played a key role in liaising with the occupiers technical advisors in order to obtain their specific technical requirements for the MEP services installations which were agreed, costed and accommodated within the building design.

The building was handed over in February 2021. The English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England.

PROJECT: Four New Bailey, Salford Central



NEW
BAILEY



> **Client:** The English Cities Fund > **Project Duration:** Sep 2019 – ongoing

> **Architect:** Make Architects



Four New Bailey will be a 10-storey Grade A Office building providing 175,000 sqft office space and will be the new regional hub for telecommunications giant British Telecom (BT), who have signed a 20-year lease on the entire building.

The building currently under construction by Bowmer & Kirkland, features a distinctive metal diagrid lattice structure, which references the industrial and Victorian engineering heritage of the area, inclusive of the numerous bridges locally which span the River Irwell.

We have been appointed as MEP design consultants on the project and we are pleased to be working alongside Make Architects, Cundall, Chroma Consulting, Reform Landscape Architects and main contractor B&K. The building has been designed in line with BCO guidance and is set to achieve both a BREEAM 'Excellent' and Wired Score 'Platinum' rating. Key to the project's sustainability ambitions was an all-electric energy strategy.

As part of our appointment, we have undertaken BREEAM duties and developed the Part L model, inclusive of undertaking passive design analysis. We have worked in conjunction with the design team and tenant to ensure maximum flexibility for MEP services installations on the open plan office floor, while making sufficient provision within dedicated plant and distribution zones for tenant installed plant as part of the fit-out works.

The New Bailey development sits on the River Irwell in Salford and forms part of the English Cities Fund's £1bn regeneration of Salford Central. The English Cities Fund is a joint venture between Muse Developments, Legal & General and Homes England.

PROJECT: Amazon, Plot B, Logic Leeds Business Park

> **Client:** Muse Places

> **Project Duration:** Feb 2017 – May 2020

> **Architect:** Fletcher Rae Architects



The Hannan Industrial team provided Utilities Infrastructure and MEP performance and monitoring duties for the latest unit to reach completion at Logic Leeds Business Park.

Our client Muse, developed the 361,000sqft unit, which was purchased in 2019 by Aberdeen Standard Investments (ASI) in a multimillion pound deal. The logistics and distribution centre has now been pre-let to a global retailer.

We are very pleased to have worked alongside Fletcher Rae Architects, Rex Proctor and Partners, 3E Consulting, Lysander Associates and main contractor Bowmer & Kirkland on the project.

Logic Leeds Business Park consists of a 100 acre manufacturing & distribution park located within the Aire Valley Enterprise Zone. The business park provides high quality industrial & warehouse units, in a fully landscaped environment, with immediate connectivity to the M1 motorway.

This is the fifth scheme at Logic Leeds that we have been involved with since 2014.

We are very proud to have been involved with the development of the entire Business Park as well as providing Tenant Liaison duties where required.

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