

Office Workspace

New Build :: Fit Out :: Retrofit :: Repurpose



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.



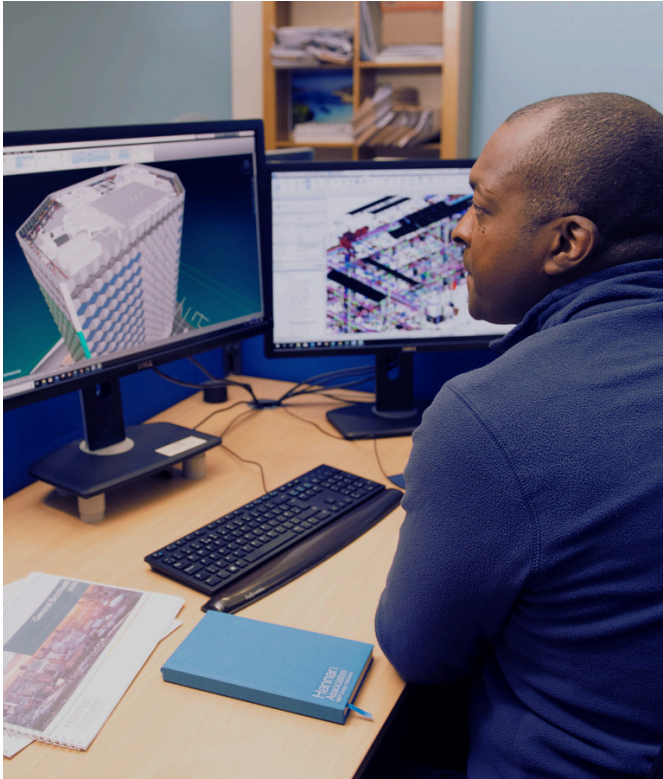
What do we stand for?



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.

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 Design though today most projects have a Sustainability strategy and considered path towards Net Zero Carbon. We have in-house Sustainability and Energy Modelling teams and provide a wide range of sustainability related advice to our clients. We are at the forefront of change in relation to the way buildings are modelled to meet the demands of evolving Building Regulations and industry guidance.

Infrastructure

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

Building Services Design

- Electrical Building Services Design
- Mechanical Building Services Design
- Part L Compliance
- Acoustics
- AV Systems
- 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 & Building Performance

- BREEAM
- LEED
- NABERS
- BREEAM Communities
- CEEQUAL / BREEAM Infrastructure
- Planning - Energy & Sustainability Reports
- Sustainability Strategy (Building and/or portfolio level)
- Net Zero Carbon Pathways
- Embodied Carbon Life Cycle Assessments
- Low Zero Carbon Renewables
- Life Cycle Costing
- Operational Energy Modelling
- Passive Design Analysis
- Dynamic Simulation Modelling
- Building Health Checks
- EPC - (Energy Performance Certificates)
- Acoustics

Surveys, Reports & Monitoring

- Condition Surveys
- Energy Audits
- Feasibility Studies
- Construction Inspection & Supervision



Workspace Expertise

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The workplace sector is ever evolving to meet changing occupier needs & expectations; hybrid working patterns; new technologies; Sustainability & Net Zero Carbon targets and Building Regulations compliance.

Offices & workspace, in all forms, have been at the core of our business for over 40 years. Whether it be speculative offices designed to attract potential tenants; a highly customised HQ; or the refurbishment of an existing building, our engineers understand what clients and occupiers expect and need from the 21st Century modern workplace.

Our extensive experience in this sector, along with continued training and research, means that we can contribute in depth knowledge of a wide range of design solutions available for office environments and advice on cost in use.



Meeting Net Zero

In the UK, office buildings are the second highest consumers of energy, accounting for circa 11% of energy consumption of all non-domestic buildings. The UKGBC identified that the office sector will need to achieve an overall 60% reduction in energy use to meet the UK's 2050 net zero targets.

As it is estimated that 80% of today's buildings will still be in use in 2050, the reduction of operational carbon emissions will not be met solely through optimising new buildings. If we are going to meet the UK's targets, significant energy efficiency and embodied carbon reductions of existing office buildings is also needed.

Commercial building retrofit and reuse will become an increasingly important aspect of decarbonising the built environment and achieving the UK's net zero targets.

Energy reduction & sustainability has always featured at the core of our design processes and we have a big part to play in helping our clients & the built environment achieve Net Zero Carbon and other green objectives.

An increasing number of clients are seeking direction regarding the best ways to develop a sustainability strategy and meet their legislative and organisational targets, as they face increasing pressure from investors and occupiers. We are well placed to help clients to understand these requirements, help deliver highly sustainable developments and provide solutions for improving existing buildings to meet new targets.

We provide a wide range of sustainability focused advice to define ways of achieving sustainability targets such as: Net Zero Carbon; NABERS UK & Design for Performance Energy Modelling; and BREEAM.

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 from professional bodies such as UKGBC and LETI. Our involvement has included pilot schemes for modelling operational energy and carbon in use for new buildings, such as Design for Performance (DfP) and NABERS UK. This experience has enabled us to make a valuable contribution to development master planning and designing high energy efficient and sustainable buildings.

Workspace services

Building Services Design Strategy



- Utilities planning
- Thermal analysis
- Central plant solutions
- Local plant solutions
- Renewables options
- Certification options - NABERS, WELL, WiredScore
- Heating & DHW strategy
- Ventilation strategy
- Metering Strategy
- Vertical & horizontal services distribution
- Lift Traffic Analysis
- Cost appraisal

Building Regulations



- Part F - Ventilation
- Part L - Conservation of Fuel & Power
- Part S - Infrastructure for the Charging of Electric Vehicles
- Part R - Infrastructure for Electronic Communications
- Building Safety Act

Decarbonisation



- Embodied Carbon Life Cycle Assessments
- Passive design analysis
- Low & Zero Carbon Technologies/Renewables
- LETI, UKGBC targets

Sustainability Certification & Assessment



- BREEAM
- LEED
- NABERS UK
- BCO

Modelling and Building Physics



- Overheating TM59 for overheating assessments Part O
- Dynamic Simulation Modelling for Part L Compliance
- Operational Energy Modelling
- Design for Performance

Additional Services



- Contractor design & construction monitoring
- Embodied Carbon Life Cycle Assessments
- Life cycle costing assessments

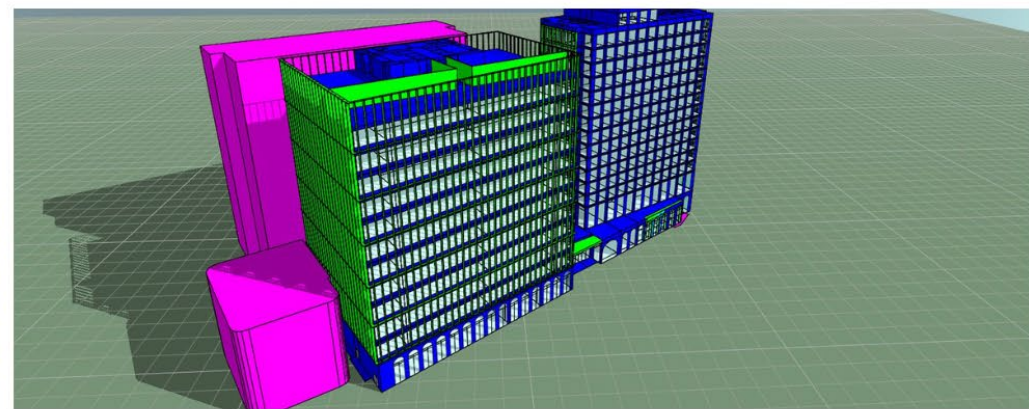
PROJECT: Ralli Quays, Salford



> **Client:** Legal & General

> **Project Duration:** 2018 – Ongoing

> **Architect:** EPR Architects



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 Assessment**
- **Building Services Engineering Design**

Ralli Quays was one of only fourteen developments in the UK that pioneered 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 and Colliers on the project design team.

PROJECT: DWP Hub, Talbot Gateway Blackpool

> **Client:** Muse

> **Project Duration:** 2020 – ongoing

> **Architect:** Make Architects



Plans for this new 215,000 sq ft, £100m office development will form part of the third phase of the Talbot Gateway regeneration scheme in Blackpool, led by Muse.

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

Hannan Associate's duties have included:

- **Energy & Sustainability Statement**
- **Net Zero Carbon in Operation Assessment incl. Operational Energy Modelling**
- **BREEAM Assessor duties**
- **Building Services Engineering Consultancy**

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's design team.

The Talbot Gateway regeneration is transforming Blackpool town centre and will comprise of a new business district and civic quarter, grade A offices, retail space, event space and a new public transport interchange.

PROJECT: Four New Bailey, Salford Central

ECF^{NEW} BAILEY

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

> **Architect:** Make Architects



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

The HQ office building 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 were appointed as MEP design consultants on the project 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, Legal & General and Homes England.

PROJECT: Three New Bailey, Salford Central

ECF^{NEW} BAILEY

> **Client:** The English Cities Fund

> **Project Duration:** 2016 – 2021

> **Architect:** Make Architects



Three New Bailey is a part of the English Cities Fund's regeneration of Salford Central and is 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 were appointed as Building Services Engineering consultants for the project and worked alongside Make Architects, Chroma Consulting, HED Landscape Architects and main contractor Bowmer & Kirkland.

The MEP services installations were designed to meet the occupier's specific MEP services requirements and incorporate energy efficient installations, which provides an excellent internal working environment and comfort conditions for the occupants. The building was 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, Legal & General and Homes England.

PROJECT: Two New Bailey, Salford

ECF^{NEW} BAILEY

> **Client:** The English Cities Fund

> **Project Value:** £35M

> **Architect:** Allford Hall Monaghan Morris

> **Project Duration:** 2016 –2020



No. 2 New Bailey is a 188,500 sq ft office building at New Bailey. It was 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 occupy 50,000 sq ft of space across the part eight, ninth and tenth floors and BLM LLP occupy the first to fourth floors.

The project is part of the Salford Central development backed by the English Cities Fund– a joint venture between Muse, Legal and General and Homes England.

PROJECT:

Riverside House, New Bailey Salford

> **Client:** The English Cities Fund

> **Project Duration:** 2018 – 2019

> **Architect:** Alford Hall Monaghan Morris



Hannan Associates were part of the team that redeveloped 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 who now occupy 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: 1 Angel Square, Manchester



> **Client:** The Co-operative Group

> **Architect:** 3D Reid

> **Project Value:** £100M

> **Project Duration:** 2010 – 2012



The Hannan team designed the MEP Services for the 320,000 sq ft Co-operative Group Headquarters building, as part of the Spectrum MEP Consortium team.

Opened by the Queen on 14th November 2013, this innovative office building at One Angel Square, Manchester was at the time officially the world's greenest office building with a **BREEAM score of 95.16% - 'Outstanding.'**

The design of the building was driven by the Co-operative Group's desire to create a Carbon Negative building. The sixteen storey office building was designed to achieve a BREEAM Outstanding rating, as well as an **EPC 'A' rated near zero carbon building**, with cutting edge integrated design.

Hannan Associates led the team to develop and design in detail, the cutting edge building services on this landmark award winning **low carbon** office scheme, with Buro Happold providing structural design.

The services design included 3D modelling, together with building modelling and dynamic simulation to calculate and assess the buildings energy consumption and potential EPC and DEC ratings.

The full glazed scheme was designed to include a number of low energy and low carbon features resulting in a near zero carbon predicted operation with an **A+ rated EPC** of – (minus) 58.

The building incorporates **passive** chilled beams which were designed to maximize the effect of the low carbon technologies including pure plant oil CHP, active façade, earth ducts, absorption chiller, cooling towers and air to water and water to air heat recovery. The unusual building design comprising an exposed structure and precast units required a high degree of coordination with the services to integrate the exposed combined services chilled beam rafts with the curved pre cast units.

The high level of coordination and teamwork involved integration of fixings into the pre cast units to support the services. In addition, all services on each floor were required to pass through the pre cast units and structural steel. Close coordination was achieved by sharing 3D models to develop the integrated solution. Early information required to coordinate holes in the three slip formed riser cores was achieved by intensive coordination workshops where a close working relationship succeeded in maintaining the required design programme.

The project won numerous honours including both Design & Innovation, and Overall Project of the Year at the 2013 RICS Awards, BCO 2013 Corporate workplace of the year, Property Week 2012 Sustainability Achievement Award, and a 2013 BREEAM Award.



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PROJECT:

1 Centenary Square, Arena Central Birmingham



- > **Client:** Arena Central Developments Ltd
- > **Project Duration:** 2013 – 2019
- > **Architect:** Make Architects



One Centenary Square, now home to HSBC is part of Arena Central, a £500 million mixed-use development scheme in Birmingham city centre being developed by Arena Central Developments LLP, a joint venture led by Kier Developments.

Hannan Associates are providing Building Services Engineering, Utilities Infrastructure and BREEAM consultancy for the development scheme.

This 210,000 sq ft, 10 storey, Grade A office building accommodates around 2,500 employees, with high quality flexible working and break out spaces.

We took the lead 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 within a very short timescale. This ensured successful delivery of the complex MEP services installations, which provide excellent internal environmental comfort conditions for the occupants and help achieve **LEED Gold** accreditation for the building, the first in the city.

The MEP services include full standby back-up generators, which also supports the heating, cooling and ventilation systems. This means that the MEP services within the building will continue to operate in the event of a full power outage of the incoming electrical supply to ensure business operations are unaffected and can continue as normal, which is a critical requirement of HSBC.

We worked alongside Make Architects, Gillespies Landscape Architects, Arcadis and WSP on the design team and main contractor Galliford Try.

The project won the 'Commercial' category at the RICS Awards 2019, West Midlands. It was also shortlisted for the 'Best Commercial' category at the RICS Awards 2019 as well as the 'Regeneration Project of the Year' at the Insider West Midlands Property Awards 2019.

PROJECT: 3 Arena Central, Birmingham



> **Client:** Arena Central Developments Ltd > **Project Duration:** 2015 - 2020

> **Architect:** Make Architects



Three Arena Central is a 242,000 sq ft, grade A office building, which forms part of the Arena Central Development.

The office building is now home to 3,600 civil servants across a number of government services, including the midlands regional hub for HM Revenue and Customs (HMRC) and is located at the heart of this nine acre mixed use regeneration site.

Having already worked successfully on the neighbouring 1 Centenary Square, Hannan Associates were appointed to provide Building Services Engineering, Site Infrastructure Services & BREEAM Assessment for the project which was the second building on the Arena Central development delivered by ACDL, a joint venture led by Kier Property.

The MEP services installations were designed to meet the occupiers' specific requirements, which provide energy efficient installations, an excellent working environment and comfort conditions for the occupants contributing towards a **BREEAM Excellent** rating for the building.

We played a key role in liaising with the occupier's technical advisors to obtain their specific technical requirements and ensure successful delivery of the MEP services installations, which were agreed, costed and accommodated within the building design within a very short timescale.

We were very pleased to work alongside Make Architects, Gillespies Landscape Architects, Arcadis and WSP on the design team and main contractor Galliford Try. The project won the 'Property Deal of the Year' category at the Insider West Midlands Property Awards 2019.

The Arena Central masterplan 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, designed to meet the city's ever growing demand of office space and residential accommodation.

PROJECT: Stockport Exchange

> **Client:** Muse

> **Architect:** RHWL Architects,
Ryder Architecture & Sheppard Robson

> **Project Value:** £145M approximately

> **Project Duration:** 2011 – ongoing



Stockport Exchange is an award winning, high-quality office quarter, with attractive public realm; car parking; a hotel and retail units next to Stockport Train Station. We have been part of Muse's team for the development for the last 13 years.

Our duties for each phase have included:

- Building Services Engineering
- BREEAM assessment
- Utilities Infrastructure for the site
- Passive Design Analysis
- Energy and Sustainability Support
- Part L2A Compliance Report

Phase 1 - 1,000 space multi-storey car park

Phase 2 - 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 - No.2 Stockport Exchange - a 60,000 sq ft, Grade A office. Design features include photovoltaic panels, LED lighting and ultra-low water consuming fittings. The use of natural daylight and enhanced fabric minimises the building's carbon emissions. Our analysis of the scheme included the consideration of connecting the development to Stockport's proposed heat network.

Phase 4 – No. 3 Stockport Exchange - a 64,000 sq ft Grade A office and 399-space multi-storey car park. The office building has been designed to achieve BREEAM 'Excellent' and an EPC A rating. Low energy features include LED lighting, high efficiency VRF heating & cooling and heat recovery ventilation. Tenant facilities include cycle racks, showers, lockers and a communal roof terrace.

Phase 5 – No. 4 Stockport Exchange – a 60,000 sq ft Grade A office with ground floor space for shops, cafes, bars or restaurants as well as a fully accessible landscaped approach to the train station which is currently at design stage.

Future phases will include an additional 185,000 sq ft of office space and up to 100 residential apartments.

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

Muse are Stockport Council's development partner for Stockport Exchange, which forms part of the council's wider £1bn town centre regeneration plan for Stockport.

Other members of the project team have included: RHWL Architects, Ryder Architecture, Sheppard Robson, RPS Group, Gillespies, Buro Four, Curtins Consulting.

PROJECT: Wirral Regeneration



> **Client:** Wirral Growth Company

> **Architect:** AHR Architects

> **Project Value:** £1BN

> **Project Duration:** 2017 - ongoing



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

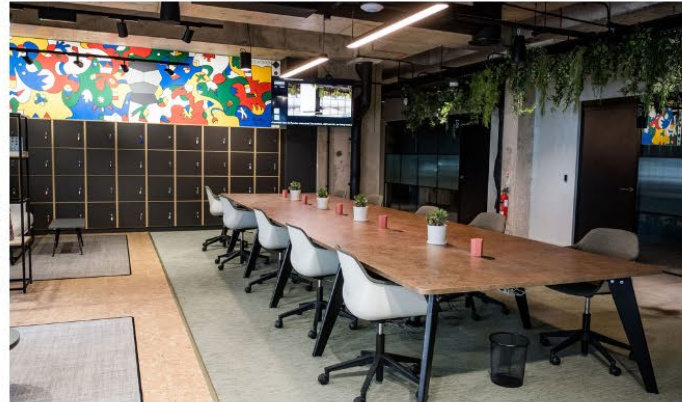
This phase also includes the demolition of the House of Frazer department store and Hannan's role has included organizing the survey and location of all existing services and the disconnection of the existing substation, gas, water and communications.

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

PROJECT: 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: Freetrade Exchange, Manchester

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

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



Freetrade Exchange is a Grade II listed building on Manchester's Peter Street. The building was originally built as a fabric warehouse in 1868 under the name Harvester House and was renamed after a refurbishment in 2007.

The recent revamp of this six-storey, 36,000 sq ft office building included the conversion of the lower ground floor to a 5,000 sq ft restaurant; the reconfiguration and expansion of the existing entrance; and the creation of a new entrance. The building's basement features a gym studio, yoga/barre studio, sauna, showers, changing rooms, toilet facilities and a secure cycle storage.

Hannan Associates were employed by Clearbell Capital to undertake the Building Services Engineering Consultancy for the project.

We worked alongside Michael Laird Architects, DW Consulting, DFC, Hann Tucker and Paragon on Clearbell's design team.

The building's Grade II listed status meant that the M&E services needed to be carefully designed and coordinated to accommodate the existing exposed structural elements. Routing new M&E services to and throughout the basement was a challenge and required careful consideration and coordination.

A number of energy reducing design measures were incorporated into the CAT A design in order to meet Part L Building Regulations, these included;

- All electric HVAC strategy to the office area
- Air source heat pump installation providing heating and cooling.
- Air source heat pump installation providing domestic hot water.
- Ventilation via AHU's with variable speed driven fans & heat recovery via thermal wheels.
- Automatically switched power factor correction equipment.
- Low energy lighting installation utilising LED lamp sources.
- Automatic lighting with occupancy control and daylight sensing.
- Regenerative drive technology used in the passenger lifts.
- Automatic BMS controls and energy metering system

An EPC B was achieved with minimal impact to the external listed façade. Our team undertook detailed modelling and energy assessments to identify the additional measures required to achieve this, which included:

- Improved building air permeability
- Improved office lighting power density
- ASHP domestic hot water
- Photovoltaic array

PROJECT:

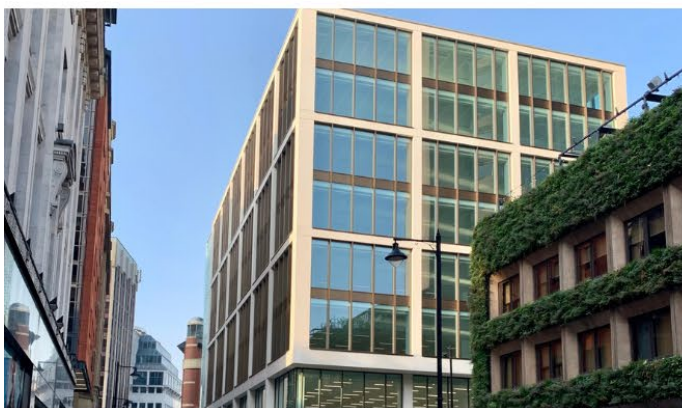
No. 11 York Street, Manchester

> **Client:** Kier Property

> **Project Value:** £13M

> **Architect:** AHR

> **Project Duration:** 2012 – 2021



We worked with Kier Property and AHR Architects, for the redevelopment of 40 Fountain Street in Manchester City Centre. The new Grade A office building has been renamed as 11 York Street, and is designed to target the commercial, professional and financial services office sector.

Works comprise the demolition of an existing five-storey office building, and the construction of a new 79,000 sq ft, eight-storey building which incorporates double height main entrance lobby, private business lounge, 2nr ground floor retail units finished to shell specification and basement car parking.

The building was designed to achieve a **BREEAM Excellent** rating and an 'A' Rated EPC. The MEP services installations were designed in accordance with BCO Recommendations to maximize the flexibility of the CAT A open plan office space and to facilitate the possible sub-division of the floor plates into two independent tenancy areas, on a floor-by-floor basis.

As Kier Property's retained MEP Consultant, we reviewed construction information and visited site regularly to report quality of MEP services installations.

PROJECT: Bupa Place Media City, Salford



> **Client:** Bupa

> **Architect:** Chapman Taylor & Sheppard Robson

> **Project Value:** £50M

> **Project Duration:** 2015 –2018



This project involved the delivery of a new 146,186 sq ft, 5 storey regional HQ office for BUPA at Media City, Salford. The new building saw approximately 2,000 Bupa personnel relocate from two neighbouring buildings.

Part of Bupa's drive for investing in 'BUPA PLACE' was to occupy a building which was more environmentally sustainable through efficient design, fit-out, location and approach to travel.

We provided Building Services Engineering design for the project which included monitoring the CAT A installations and performance design and monitoring duties associated with the CAT B fit out. The building achieved a **BREEM Excellent** rating.

We joined Shepherd Gilmour, Sheppard Robson, Colliers and Turner Townsend on the Client's CAT B fit out team. Chapman Taylor provided architectural duties for the base building which was constructed by Morgan Sindall.



PROJECT: St Pauls Square, Liverpool

ECF

- > **Client:** English Cities Fund
- > **Architect:** RHWL Architects

- > **Project Value:** £150M
- > **Project Duration:** 2005 – 2011



We are part of the BCO award winning team that designed Building 4 at St Paul's Square in Liverpool. The building designed by Architects RHWL and Muse won 'Commercial Workplace' at the North of England Awards. The project also won Development of the Year at the 2011 RICS North West awards.

St Pauls Square totals 1,650,000 sq ft of mixed-use space, incorporating offices, retail, cafes, restaurants and 285 new homes in the city centre of Liverpool. We provided the enhanced performance specification and monitoring for phases 2 and 3.

No. 4 St Paul's Square is an 8 storey, 109,000 sq ft, Grade A office building which achieved a **BREEAM Excellent** rating.

No. 5 St Paul's Square is a 133,000 sq ft Grade A office building, which was designed specifically to minimise energy usage, associated carbon production and utilise its own infrastructure to obtain a minimum of 10% of the building's energy requirements, from an onsite renewable source.

This was achieved via the use of ground water source heat pumps, which provide the buildings heating and cooling. Overall the building achieved a 32% reduction in Carbon through a combination of passive and renewable measures. The building achieved a **BREEAM Very Good** rating

PROJECT: Conwy Council Offices, Colwyn Bay



> **Client:** Conwy County Borough Council & Muse

> **Architect:** AHR Architects

> **Project Value:** £36M

> **Project Duration:** 2015 – 2018



Hannan Associates were part of the team who delivered Conwy County Borough Council's new 100,000 sq ft Civic Offices in Colwyn Bay Town Centre after Muse were chosen as the preferred development partner for the scheme during 2015.

The four storey, 100,000 sq ft office building has enabled the council to operate more efficiently and improve services for customers by consolidating staff and services into fewer sites.

The building is **BREEAM 2014 Excellent** with an **A rated Energy Performance Certificate**. Passive design measures to reduce carbon emissions and energy consumption include enhanced insulation to the building envelope and engineered facade design.

The glazed proportion of the building façade and the central atrium maximizes natural daylight to offset the demand for lighting whilst at the same time high performance glazing minimizes thermal losses. To further reduce carbon emissions and energy consumption, the building's heating and cooling is produced via air source heat pumps, highly efficient LED lighting and roof mounted photovoltaic arrays.

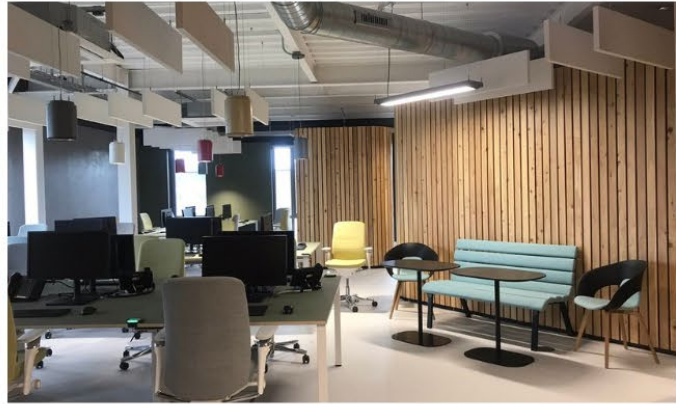
The project won the 'Regeneration' category and was also shortlisted for the 'Design Through Innovation' category at the RICS Awards 2019, Wales. It has also won the 'Best Large Commercial Project' award at the North Wales LABC Building Excellence Awards 2019. It was shortlisted for a BCO Northern Award 2019 in the 'Corporate Workplace' category and an Insider Property Awards 2019 Wales for 'Development of the Year'.

PROJECT: Peaks & Plains Trust Office Fit-out



> **Client:** Peaks and Plains
> **Architect:** Band Architects

> **Project Duration:** 2016 – 2018



In the wake of their 10 year anniversary, the head office of Peaks and Plains Housing Trust underwent a transformational fit out programme.

The award winning project, designed by BAND Architects, involved the refurbishment of the trust's Ropewalks building to reflect the changing needs of their business.

Hannan Associates were appointed as MEP Design consultants on the project alongside BAND Architects, Abacus Cost Management, Brown and Bancroft Interiors, JMC Contractors and Kinnarps Workspace Solutions.

We provided the outline design of the MEP Services and carried out a technical checking role for the client, reviewing both the detailed design of the Contractor and also the site installation works.

The new layout of the offices reflects the vibrant communities that Peaks & Plains work with across Cheshire, by creating a homely feel whilst bringing together its core operations into a single working environment.



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