

Industrial & Logistics



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.



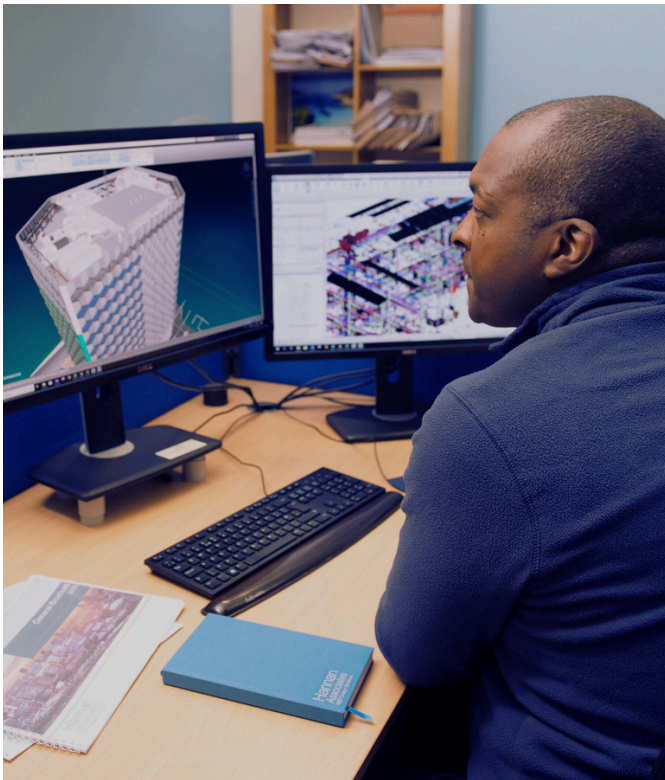
What do we stand for?



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

Industrial Projects

Infrastructure



- Masterplan utility assessment
- Utility diversions
- Utility network reinforcement
- Service and distribution strategies
- Low carbon and renewable energy
- Energy Storage
- Cost appraisal
- Procurement
- Smart Networks
- Energy Centres
- Planning submission reports

Plots



- Development of base build unit specifications for marketing
- Flexible design strategies for the base unit designs to widen the market appeal
- Tenant liaison during negotiations to interpret & develop the MEP brief & costs
- Base build MEP design
- Tenant fit out MEP design
- Contractor design & construction monitoring
- Handover monitoring
- Tenant representative liaison
- Funding representative liaison

Sustainability & Building Performance



- NZC Strategy Development
- BREEAM
- WELL
- Ecology
- Envelope performance modelling
- Operational carbon modelling
- High performance systems design
- Renewable energy generation and storage
- Ecological external lighting design
- Planning submission reports
- Embedded carbon reduction
- Carbon Offsetting
- Electric Vehicle Charging

PROJECT: Tritax Park, Kettering

> **Client:** Tritax Big Box

> **Architect:** Stephen George and Partners

> **Project Duration:** 2021 – ongoing



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

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

Unit 1 – a 501,000 sq ft cross dock logistics facility which is currently out to tender, will be built to Net Zero Carbon in Construction and is currently targeting BREEAM Excellent and EPC A rating.

Unit 2 – a 321,875 sq ft facility, completed in 2023 and is occupied by Iron Mountain.

Unit 3 – a 122,000 sq ft facility, speculatively designed.

We are very pleased to join Stephen George and Partners, Framptons, Feasibility Limited, Trinity Property Consultants, WSP UK , EPC UK 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:

LOC8 Business Park, Maidstone

> **Client:** Clearbell Capital LLP

> **Architect:** PRC Architects

> **Project Duration:** 2020 – ongoing



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
- Sustainability Consultancy
- BREEAM

Phase 1 was completed in May 2023 and includes eleven units of 5,000 sq ft to 60,000 sq ft, which have achieved a BREEAM “Very Good” rating. Occupiers include: Zehnder; Hitachi Construction; Edmundson Electrical; and AT&T.

Phase 2 of the development reached practical completion in December 2024, adding another 186,900 sq ft to the business park across 7 units. Units are pre-let to: Technical Fixings Solutions; Huws Gray; Nivek Catering Supplies; and Ocura Healthcare, with three units remaining.

Each of the units are built to BREEAM “Excellent” standard, achieving EPC A+ ratings, and have been provided with electric vehicle charge points and solar PVS.

Responsibly sourced and climate resilient materials were a key driver during procurement and installation. Extensive landscaping and new habitats have been provided across the site to support existing species and enhance biodiversity.

We have been working alongside Belshaw, PRC Architects, EPCA, Lloyd Bore, Savills, Goodrich Consulting, Patrick Parsons on the design team.

PROJECT: Rhodes Business Park

> **Client:** Oxenwood

> **Project Value:** £1.5M

> **Architect:** Peter Haddon & Partners

> **Project Duration:** 2023 – ongoing



Hannan Associates are working on a 18,966 sq ft industrial unit at Rhodes Business Park in Middleton.

The unit includes office space and is being constructed on a secured perimeter with external car parking.

As a part of our role we are providing:

- Building Services Engineering
- Utilities Infrastructure
- BREEAM Assessment – targeting 'Very Good'

We are very pleased to be joining Peter Haddon & Partners, Emery Planning, Belshaw, Christopher Smith Associates and Burrows Graham on Oxenwood's project design team.

PROJECT:

Unit 01 Tritax Park, Merseyside

> **Client:** Tritax Big Box
> **Architect:** UMC Architects

> **Project Duration:** 2021 – 2024



The Hannan Industrial team provided Building Services Engineering consultancy to Tritax Big Box for the first logistics facility at Tritax Park, Merseyside at the former Cronton Colliery site in Knowsley.

Yodel Delivery Network has pre-let the 161,900 sq ft unit to be a distribution facility.

Our duties included:

- Passive Design Analysis
- LZC Feasibility
- Part L2A Compliance
- External Lighting reports
- MEP Services Performance & Monitoring Duties

The building has been designed and built to achieve Net Zero Carbon in construction and a BREEAM Excellent rating.

We worked alongside UMC Architects, C4 Consulting, Tier Consulting, Gerald Eve and main contractor GMI Construction on the team.

A planning application for the second phase has been submitted for two more units.

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.

PROJECT: Swizzels, Ma6nitude Middlewich

> **Client:** Ma6nitude Land LLP

> **Architect:** AEW Architects

> **Project Duration:** 2019 – 2023



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

The new facility is 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 have joined AEW Architects, RPS and Shepherd Gilmour on the project design team and main contractor GMI Construction.

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 Big Box REIT and NPL.

PROJECT: Phase 1A, Ma6nitude Middlewich

> **Client:** Tritax Big Box
> **Architect:** AEW Architects

> **Project Duration:** 2020 – 2022



Hannan Associates provided building services engineering consultancy for phase 1A of Tritax Big Box's Ma6nitude Middlewich, which included the construction of two new speculative units of 149,000 sq ft and 41,000 sq ft.

Both units have been built to meet Net Zero Carbon in construction standards.

We worked alongside AEW Architects RPS, Shepherd Gilmour and main contractor GMI Construction.

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.

PROJECT:

Bentley Paint Shop & Office Extension

> **Client:** Bentley Motors

> **Project Duration:** 2022 – ongoing

> **Architect:** Fletcher Rae



Hannan Associates are currently working for Bentley Motors in Crewe.

Current expansion works are part of Bentley's aim to become the world's most sustainable luxury automotive manufacturer.

Current schemes include:

Paint Shop – a 12,460 sq ft facility offering expanded paint colour choice of near 100 colour and a four storey office building home to more than 370 colleagues.

Canteen & Office Extension – a 13,000 sq ft extension comprising of a new canteen and office space, achieving EPC A. Includes provision for PV on the roof and air source heat pumps.

As a part of our role we are providing Building Services Engineering and Utilities Infrastructure consultancy.

We are very pleased to join Fletcher Rae Architects, RPS, Abacus, Brennan Consult and WSP on the project design team.

PROJECT: Tritax Park, Gloucester

> **Client:** Tritax Big Box
> **Architect:** AJA Architects

> **Project Duration:** 2021 – ongoing



Hannans are providing building services engineering consultancy for Tritax Park, Gloucester

Stroud City Council resolved to grant planning permission for Tritax's hybrid planning application including two industrial units of 163,500 sq ft and 241,000 sq ft with outline planning permission for a further c.700,000 sq ft of build-to-suit.



We are very pleased to be working alongside AJA Architects, Framptons, Feasibility Limited, Trinity Property Consultants, Burrows Graham, Ridge, WSP UK, EPC UK on the project design team.

The site is situated adjacent to junction 12 of the M5 offering occupiers prominence and excellent transport links.

The buildings are due to be delivered mid-2025.

PROJECT: Chatterley Valley

- > **Client:** Harworth Group
- > **Architect:** AEW Architects
- > **Project Duration:** 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. Currently working on the design of a 76,000 sq ft office, production and distribution building, known as unit D1.

Hannan Associates are providing:

- Building services
- Utilities infrastructure
- BREEAM assessor duties

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:** 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
- 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: Omega Warrington



> **Client:** Miller Developments
> **Architect:** Chetwood Architects

> **Project Value:** £1BN
> **Project Duration:** 2012 - 2022



Over a ten year period we provided site wide utilities strategy information and MEP contribution for the master planning proposals, utilities infrastructure appraisal, design and procurement for this 775 acre mixed use development, which includes around around 2.5m sq ft of logistics space, a mixed use retail & leisure park, parkland and plans for 1,400 new homes.

Omega is home to Brakes, Hermes Parcelnet, Travis Perkins, Asda, the Hut Group, Plastic Omnium, Amazon, Dominoes, Royal Mail and the Delivery Group.

The 226 ha site straddling the M62 (J8) near Warrington comprises a large part of the former RAF/ USAF Burtonwood Airbase.

Our role included providing MEP Consultancy Services for performance design, tender & installation duties for all Cat A works across the scheme to date, together with Cat B works in the majority of the units for the integral offices and associated support accommodation.

Other duties included planning submission support, BREEAM assessment, utilities provisions for the tenant developed plots and pre and post exchange tenant liaison for the utilities.

We have also provided technical support on site stage progress and quality monitoring, through to completion/handover stage, for all of the OWL developed buildings on the North and South sites

The Hannan industrial team is very proud to have contributed toward the outstanding success of Omega Warrington over the last ten years and look forward to any future development on the site.

Omega is being delivered by Omega Warrington Ltd (OWL) in partnership with landowner the Homes and Communities Agency and supported by Warrington Borough Council and the Cheshire and Warrington LEP.

PROJECT: Mountpark, Warrington Omega

> **Client:** Miller Developments

> **Project Duration:** 2017 – 2019

> **Architect:** Chetwood Architects



Hannan Associates are very pleased to have worked on two phases of Mountpark Warrington at Omega South Business Park.

Phase 1 of the development, considered the largest speculative industrial / logistics development in the north west, included four units totalling 757,556 sq ft:

Unit 1 provides 326,676 ft² warehouse, 16,213 ft² office, 3,049 ft² transport office and 215 ft² gatehouse together with associated service yard and external works and has been let to Royal Mail

Unit 2 provides 126,655 ft² warehouse, 10,308 ft² office together with associated service yard and external works and has been let to The Delivery Group

Unit 3 provides 83,953 ft² warehouse, 6,818 ft² office together with associated service yard and external works.

Unit 4 provides 170,967 ft² warehouse, 12,487 ft² office together with associated service yard and external works.

The Hannan team provided building services & utilities infrastructure consultancy, sustainability & BREEAM Assessment and construction stage progress and quality inspection.

The buildings achieved a **BREEAM Very Good** rating under the BREEAM New Construction 2014 scheme.

We were very pleased to have joined Chetwood Architects and Doig and Smith on the project design team. The principal contractor was Buckingham Group.

PROJECT:

The Hut Group, Omega Business Park

THE HUT GROUP®

- > **Client:** Miller Developments
- > **Architect:** Chetwood Architects

- > **Project Value:** £32M
- > **Project Duration:** 2012 – 2014



The Hut Group's premises on a 41 acre plot at Omega South supports a mixture of functions including logistics, manufacturing, and offices, plus a further 150,000 sq ft of additional expansion land.

The project involved the construction and fit out of a 650,000 sq ft production, storage and distribution facility which includes vitamin supplement production, automated and manual order processing studio and support offices.

The new premises were built to consolidate The Hut Groups four existing UK distribution units. The facility is used to satisfy both its domestic and rapidly growing international operations.

We provided Building Services Engineering Design & BREEAM Assessment services for the CAT A fit-outs to the warehouse and 17,000 sq ft two storey office building, 11,000 sq ft two storey production office and transport office with gatehouse, external car parking, HGV parking and service yard.

The building achieved a **BREEAM Very Good** rating under the BREEAM New Construction 2011 scheme.

Air source heat pumps provided heating and comfort cooling to the office areas with sprinkler protection provided to the warehouse and office areas.

PROJECT: Plastic Omnium, Omega Business Park, Warrington



> **Client:** Miller Developments

> **Project Duration:** 2012 – 2015

> **Architect:** Chetwood Architects



This project involved the design and construction of a 260,000 sq ft state of the art manufacturing facility for French manufacturer Plastic Omnium.

Omega Warrington agreed a £23m forward funding arrangement for the facility at Omega South which incorporates 20,000 sq ft of office space, and 300 car and truck parking spaces across the 20-acre site.

Plastic Omnium is a major supplier of exterior components to automotive clients including Jaguar Land Rover. The facility is used to produce items such as bumpers, tailgates and spoilers for the vehicles which are then supplied to Jaguar Land Rover at Halewood.

Our team provided Utilities Infrastructure, Building Services Engineering & BREAM Assessment consultancy services associated with the landlord's CAT A works and tenant enhancement CAT B works.

Air source heat pumps provided heating and comfort cooling to the office areas with sprinkler protection to NFPA standards provided to the warehouse and office areas.

Liaison with the tenant was undertaken regarding the CAT C works to ensure co-ordination of utility supplies and drainage with the intended fit-out works of the automation manufacturing machinery.

The project achieved a BREEM Very Good rating.

PROJECT:

Harrier Park, Hucknall

> Client: Muse

> Project Duration: 2019 – 2020

> Project Value: £8.8M



The national headquarters for RM Resources at Harrier Park, Hucknall was completed in 2020.

RM resources, part of RM plc, are a market leading provider of technology and resources to the education sector. Their new 195,840 sq ft headquarters will help to consolidate their distribution activities into a single location and forms part of a wider improvement programme across their business.

Hannan Associates are very pleased to have provided Building Services Engineering, Utilities Infrastructure and BREEAM assessment for the project working alongside The Harris Partnership, WSP, Re-Form Landscape Architects, RPP and main contractor GMI.

Harrier Park is a 67 acre mixed-use development at Hucknall, led by an exciting joint venture between Muse and the site-owner Rolls-Royce. The development will bring forward commercial space, industrial units, new homes, a primary school and community facilities, which will create a number of jobs in the area.

PROJECT: Logic Leeds Business Park

> **Client:** Muse Places
> **Architect:** Fletcher Rae Architects

> **Contract Duration:** 2014 – 2022



We were involved with the development of Logic Leeds Business Park for Muse over a period of eight years, delivering Infrastructure Masterplanning and Building Services Engineering for the entire scheme as well as providing Tenant Liaison duties where required.

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.

Current tenants include: **John Lewis; Amazon and Premier Farnell.**

Other project team members we worked with included: Fletcher Rae Architects, 3E Consulting and Rex Procter & Partners.



PROJECT:

Amazon, Plot B, Logic Leeds Business Park

> **Client:** Muse Places

> **Project Duration:** 2017 – 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.

Contact us



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