

Introduction to Hannan Associates



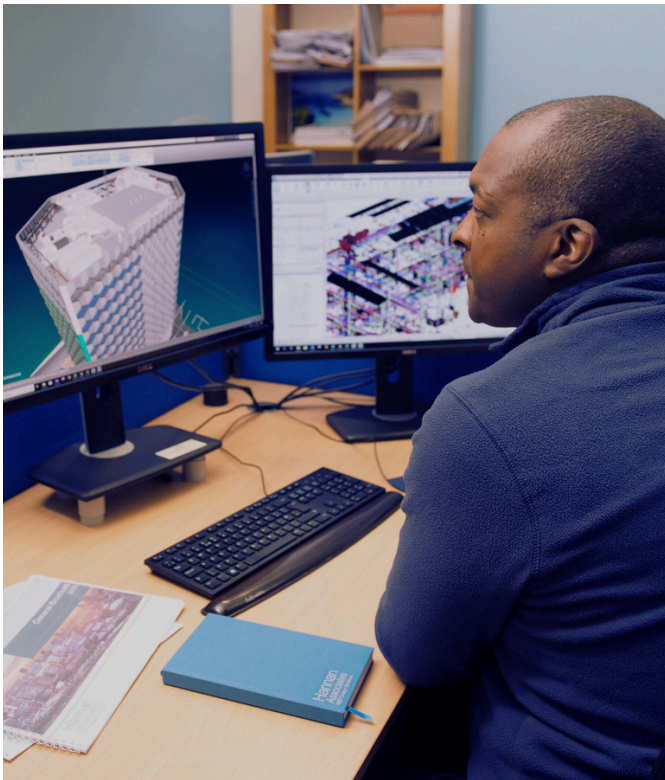
Introductions

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.



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

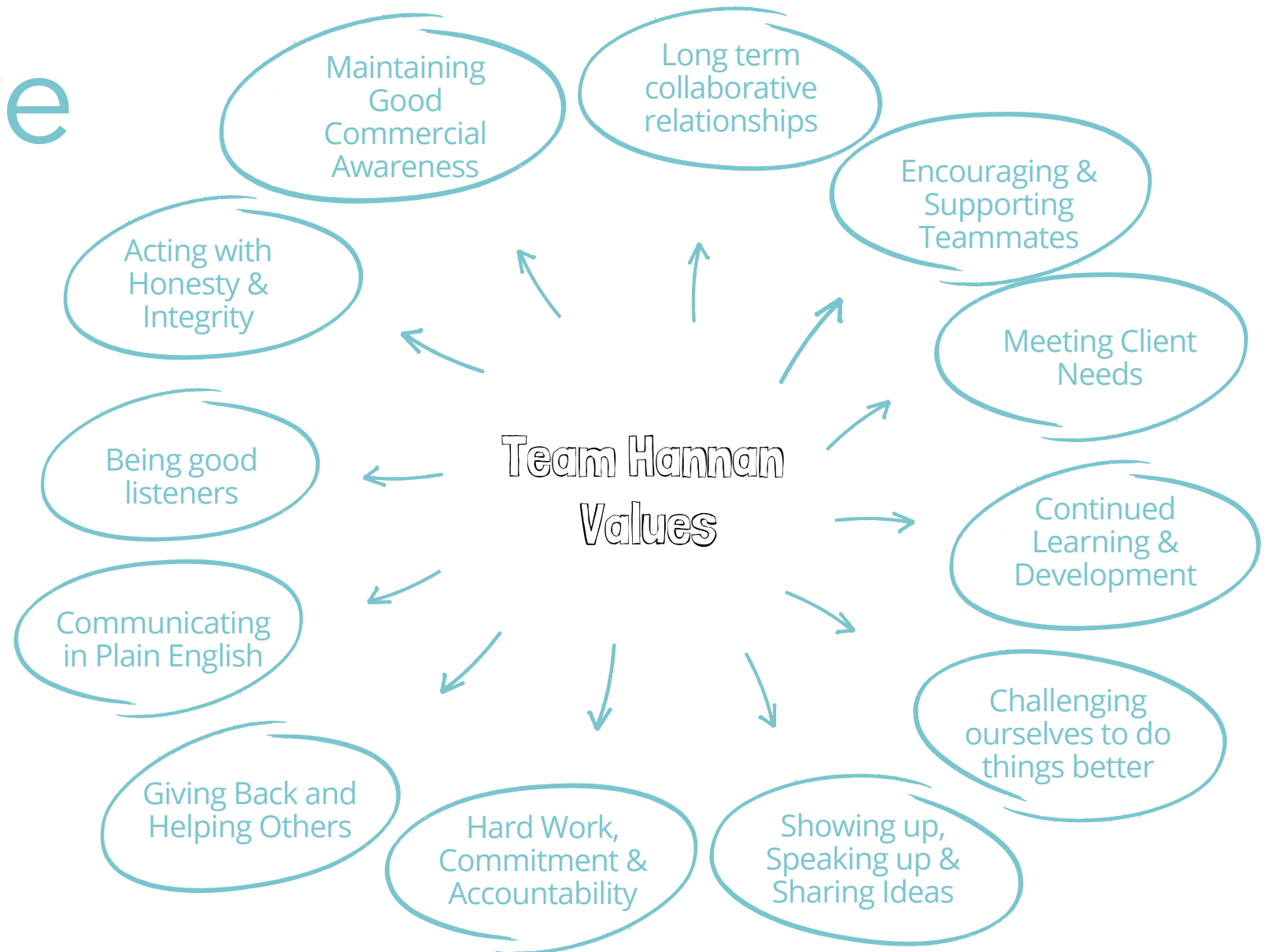
What do we stand for?



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.



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:

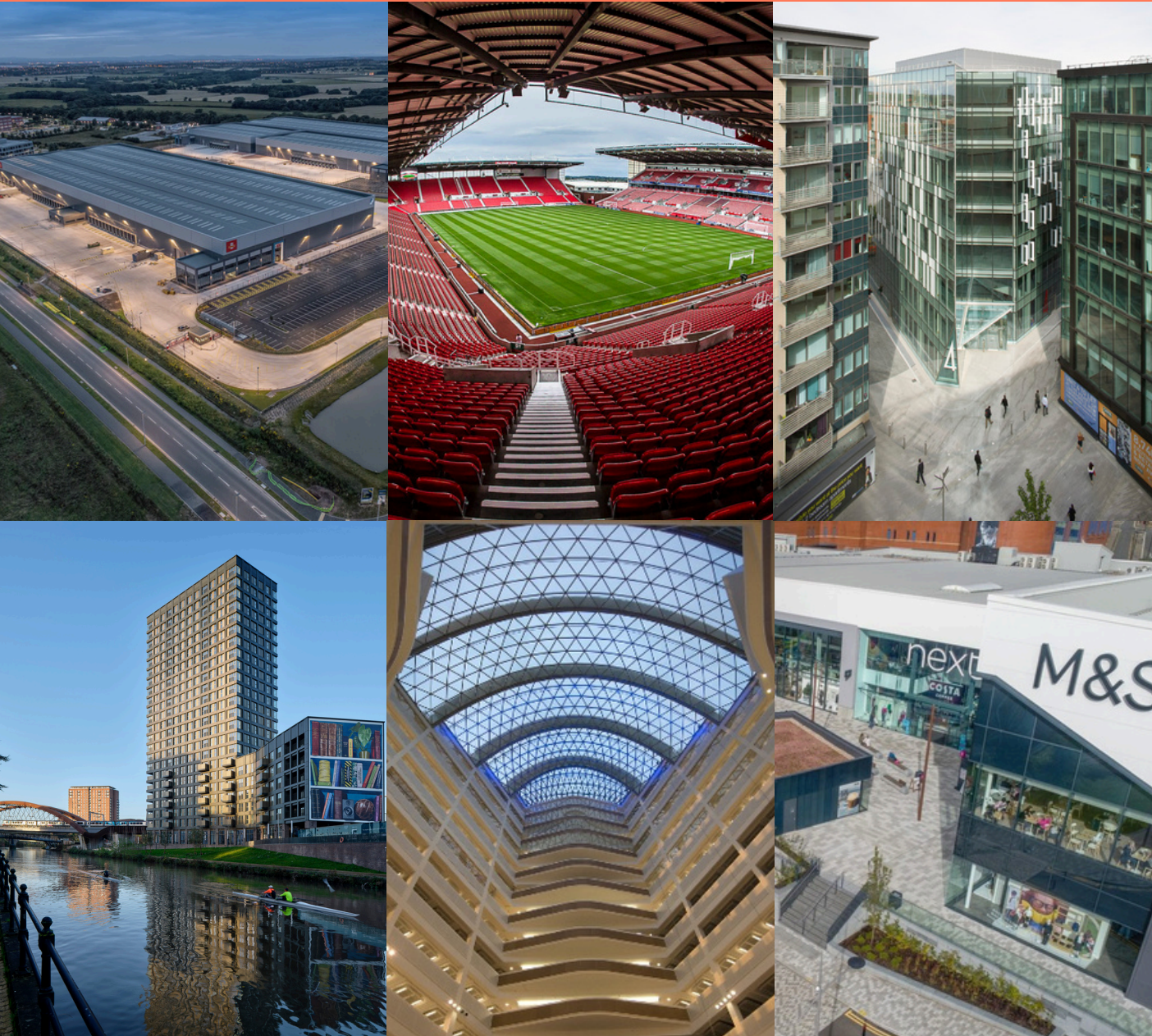
Salford Central : Liverpool Waters : Stockport Exchange :
Talbot Gateway Blackpool : Arena Central Birmingham :
Wirral Growth Company : Smithfield Stoke : Rochdale
Riverside :

Industrial & Logistics:

Omega Warrington : Logic Leeds : Ma6nitute 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



PROJECT:

Farmer Norton Phase 2, Salford Crescent

> **Client:** ECF
> **Architect:** dRMM Studio

> **Project Value:** £40m
> **Project Duration:** October 2024 – ongoing



Farmer Norton is one of the latest developments being brought forward as part of the £2.5bn, 252-acre Salford Crescent Framework, delivered by the Crescent partnership – comprising Salford City Council, University of Salford and ECF.

Phase 2 of the Farmer Norton development will form an integral part of 'Zone 5 - Adelphi Village' and is set to deliver 181nr affordable apartments, designed to achieve Passivhaus 'Classic' certification.

The apartments are proposed to be constructed across 2nr blocks of G+5 and G+4 storeys, with speculative/flexible amenity space offering at ground floor, providing a link between the blocks.

Our colleagues on the project team are; dRMM, Identity Consultant, Clancy Consulting, Arcadis, Project Four, Max Fordham, Re-form Landscape Architects, CBRE, DFC, Hollis, Zero Energy and main contractor Eric Wright Construction.

Hannan have been appointed as the MEP Consultant on the project and some of our key duties include:

- Technical review and appraisal of MEP strategy options and requirements to achieve Passivhaus Certification
- Technical review and development of plant space requirements & distribution routes
- Provide MEP design input into the PHPP assessment for certification
- Coordination of existing and new incoming utilities services to suit programme and phasing of this phase and the neighbouring developments.
- Building Regulations Part L Vol 1&2 Design Stage Compliance Assessments
- Dynamic Simulation Modelling & Limiting Overheating Analysis for Compliance with Building Regulations Part O
- Ongoing site inspections & reporting during the construction period

PROJECT: Radcliffe Hub

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

> **Architect:** Pozzoni Architecture

> **Project Value:** £40M

> **Project Duration:** 2021 – ongoing



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

Our team is currently providing Building Services Engineering, Energy Modelling and Sustainability Consultancy Services for our client Vinci.

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.

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

PROJECT: Prestwich Village

> **Client:** Muse & Bury Council

> **Architect:** Jon Matthews Architects

> **Project Value:** £100M+

> **Project Duration:** 2023 – ongoing



Hannan Associates are currently working to deliver a £100million regeneration scheme within Prestwich Town Centre. The scheme is being brought forward via a joint venture partnership formed between Muse & Bury Council.

Proposed works for the first phase of Prestwich Village include:

- A Community hub building with a library and community space
- Retail and leisure spaces
- New market hall
- Village square.
- Multi-storey mobility hub including 20% EVC provision

Our role includes the following:

- Assessing works associated with existing utilities networks to accommodate the new development proposals.
- Consultation regarding new utility supply requirements.
- Providing MEP design duties for each plot and the associated public realm.
- Assessing the anticipated building performance using operational energy modelling techniques.
- Undertaking the BREEAM assessments for the relevant plots.



Each of the plots have been designed to **reduce operational energy and carbon emissions**, employing a fossil fuel free all-electric strategy.

Passive measures have been prioritised to reduce energy demand, including enhanced fabric performance and air permeability, along with optimised glazing design.

Active measures have been taken to optimise the energy efficiency of fixed base build systems, i.e. Mechanical ventilation incorporating heat recovery, low flow sanitaryware, energy efficient LED lighting and controls systems.

Low & Zero Carbon Technologies have been incorporated where applicable in the form of high efficiency heat pumps to generate space heating, and allocation of dedicated zones at roof level for installation of a PV array.

Each of the schemes have been designed to achieve a minimum of **BREEAM 'Excellent'** rating.

Proposed works for the second phase of the scheme includes 200 new homes, a mix of apartments and townhouses.

We are working alongside Jon Mathews Architects; Chroma Consulting; Planit, Civic Engineers; MAC Construction Consultants; Hoare Lea; Design Fire Consultants, & Asteer Planning on the design team.

PROJECT:

Greenhaus, Salford

> **Client:** The English Cities Fund

> **Project Duration:** 2020 – 2024

> **Architect:** Buttress Architects



Completed in March 2024, Greenhaus is the first and largest Passivhaus certified, affordable development in the North West.

The highly sustainable residential development on Chapel Street, Salford includes 96 eco-friendly, affordable apartments designed and built to Passivhaus 'Classic' standard.

Greenhaus is one of the latest regeneration chapters in the Chapel Street area of Salford Central led by The English Cities Fund. This scheme has been developed alongside Salix Homes who are the housing association partner for the scheme.

Building Services Engineering Strategy

Hannan Associates provided the role of Building Services Engineering Consultant on the design team, working in collaboration with the Passivhaus Designer to develop the most effective design Strategy. Our duties included:

- Technical review and development of MEP strategy options and plant space requirements to achieve Passivhaus Certification
- Provide MEP design input into the PHPP assessment
- Building Regulations Part L Design Stage Compliance Assessments
- Limiting Overheating Analysis
- Ongoing site inspections & reporting during the construction period

The Passivhaus certification was achieved by prioritising passive measures such as enhanced building fabric, triple glazing, and significantly improved air tightness. This was complemented by an all-electric strategy incorporating heat pump technology used to generate domestic hot water and employing high efficiency MVHR units for residential ventilation.

Other members of the team included: Buttress Architects; Appleyard & Trew; Alan Johnston Partnership; Max Fordham; Design Fire Consultants; Planit IE; main contractor Eric Wright Construction and MEP Contractor Ameen Building Services.

English Cities Fund and Salford Central

Greenhaus is part of ECF's wider £1bn regeneration scheme transforming the area of Salford Central. The masterplan contains commercial, retail and residential buildings creating a new and vibrant destination for people to live, work and relax.

The English Cities Fund is a joint venture between Muse, Legal & General and Homes England, in conjunction with Salford City Council.

PROJECT: Alder Hey, Ronald McDonald House



> **Client:** Ronald McDonald House Charities

> **Architect:** AEW Architects

> **Project Value:** 11M

> **Project Duration:** 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: 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.

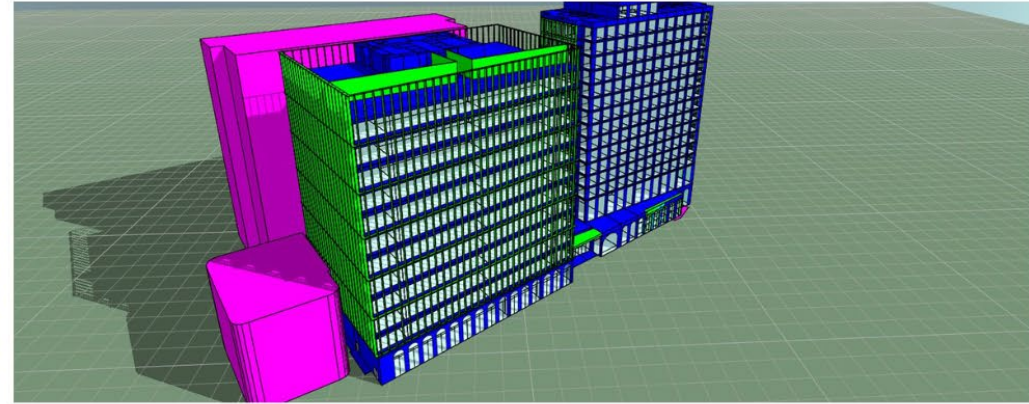
PROJECT: Ralli Quays, Salford



> **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:

Willohaus Peru Street, Salford

> **Client:** The English Cities Fund

> **Project Duration:** 2023 – ongoing

> **Architect:** Buttress Architects



Construction has started on Willohaus, a new build residential development that 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, including a proportion of accessible apartments at ground floor.

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

Our duties on the project include:

- Utilities services coordination
- Technical review and development of MEP strategy options and plant space requirements to achieve Passivhaus Certification
- Provide MEP design input into the PHPP assessment
- Building Regulations Part L Compliance Assessments
- Building Regulations Part O Limiting Overheating Analysis
- Ongoing site inspections & reporting during the construction period

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 typically 60%, up to a possible 90%, which offers a significant benefit to the resident.

To achieve full certification; the design and construction of the buildings are independently tested and verified prior to occupation.

Hannan Associates are working alongside Chroma, Buttress Architects, Clancy Consulting, Max Fordham, Re-Form, CBRE, Atkins Realis, in conjunction with main contractor Eric Wright Construction and MEP Contractor Ameon Building Services

The project is part of the English Cities Fund's wider £2.5bn, 252-acre Crescent Salford regeneration scheme.

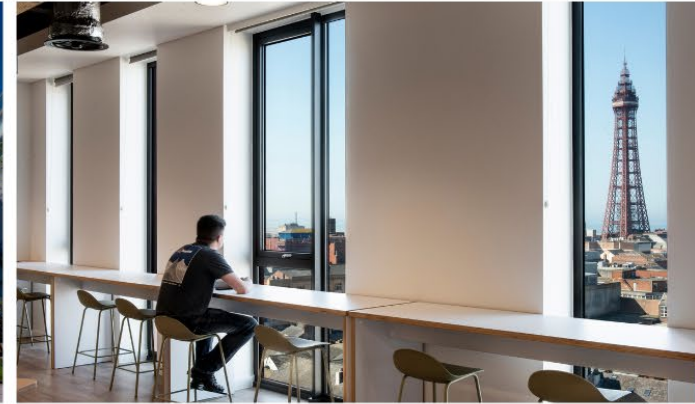
The English Cities Fund is a joint venture between Muse, Legal & General and Homes England in conjunction with Salford City Council.

PROJECT: DWP Hub, Talbot Gateway Blackpool

> Client: Muse

> Project Duration: 2020 – 2025

> Architect: Make Architects



The recently completed 215,000 sq ft, £100m office development forms part of the third phase of the Talbot Gateway regeneration scheme in Blackpool, led by Muse.

The seven storey office building is now home to over 3000 staff from the Department of Work and Pensions.

Hannan Associate's duties have included:

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

The building has been designed to be ultra-low energy. Low-carbon heating and cooling to the office have been provided via air source heat pumps. Demand-driven ventilation has also been 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 worked 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: Novella, New Bailey, Salford

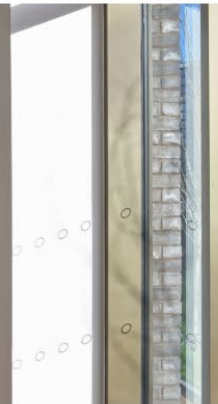


NEW
BAILEY

> **Client:** The English Cities Fund

> **Project Duration:** 2017 – 2022

> **Architect:** Hawkins Brown Architects



Completed in 2022, 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 appointed as the Building Services Engineering Consultancy on the project and our duties included:

- Early-stage technical review and development of plant space options & requirements
- Utilities coordination & liaison to extend the existing infrastructure
- Building Regulations Part L Design Stage Compliance Assessments
- Limiting Overheating Analysis
- Ongoing site inspections & reporting during the construction period

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:

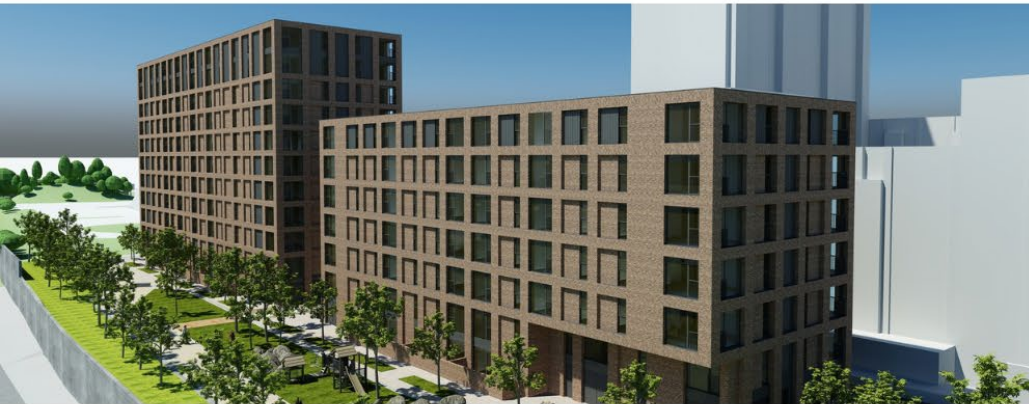
Upper Wharf Street, Salford

> Client: H20 Urban

> Architect: AHR

> Project Value: £37M

> Project Duration: 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 H20 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

> **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: Christchurch Avenue

> **Client:** The English Cities Fund

> **Project Duration:** 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, Legal & General and Homes England in conjunction with Salford City Council delivering the £2.5bn, 252-acre Salford Crescent Framework.

PROJECT: Newbury Racecourse Redevelopment



> **Client:** Newbury Racecourse

> **Project Value:** £20M

> **Architect:** KKA Architects

> **Project Duration:** 2010 – 2022



Hannan Associates were retained MEP Consultants for Newbury Racecourse over a 12 year period.

We provided Building Services Engineering and Utilities Infrastructure services for each phase of the work during the redevelopment of the racecourse.

The £20 M redevelopment included:

- New East & South Entrance buildings
- New pre-parade ring and saddling stalls
- Refurbished parade ring and new winners enclosure
- New 36-bedroom hotel, The Lodge
- New Owners Club including hospitality space and office space for the Racecourse
- Refurbishment of The Pall Mall and Royal Box
- Refurbishment of the stable block
- New accommodation for the 'stable lads'
- New Rocking Horse Nursery
- Improved access to the racecourse via a new bridge
- Upgraded external lighting, landscaping and car parking.

The Heartspace scheme focused on the redevelopment of the heart of the racecourse, undertaken in phases to ensure racing has been able to continue throughout the works.

The enabling works phase involved refurbishment works to the stables and 'stables' lads accommodation paving the way for construction of The Lodge and Rocking Horse Nursery.

The main Heartspace works were then split across 3 phases, working around the racing calendar. Phase A involved construction of the Owners Club, pre parade ring and saddling stalls. Phase B involved construction of the East Entrance and Phase C completed the refurbishment of the parade ring, construction of a new winners enclosure and South Entrance building.

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:

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:

Stoke City Bet 365 Stadium Expansion & Refurb



> **Client:** Stoke City FC & Bet 365

> **Project Duration:** 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: The Clayworks, Stoke



> **Client:** Genr8 Developments

> **Architect:** Cartwright Pickard Architects

> **Project Value:** £170M

> **Project Duration:** 2015 – 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.

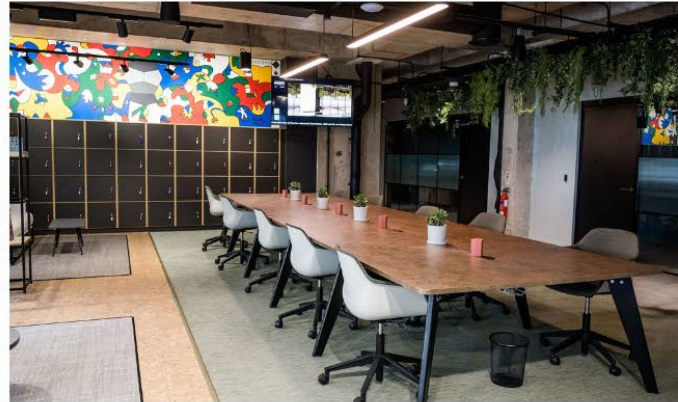
The overall masterplan provides the crucial link between existing residential, shopping, cultural and heritage areas helping to bring the city together more coherently.

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:** 2021 – ongoing

> **Architect:** KKA Architects



The six-storey hotel is being developed by Genr8 Developments working with Telford & Wreking 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.

The project also included food outlet units finished to shell and core specification for future occupiers such as Greggs, Dunkin Donuts and Heavenly Desserts.

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: 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: Liverpool Waters, Central Park



> Client: Peel Land and Property > Project Duration: 2022 – ongoing



Located at Central Docks the 4.7 acre park will be one of the largest green spaces in the city and is an important part of this next stage at the Liverpool Waters Development. Plans for the park include planting thousands of trees, community gardens, play areas as well as spaces for sports and recreation and support for wildlife.

Previously a derelict site, the Central Docks neighborhood will be a mixed use business and leisure district including a new cultural hub.

Hannan Associates are providing Utilities Infrastructure and Building Services Engineering support for the park including.....

- Establishing plant space requirements
- Utility supply applications for park utility services
- Lighting design and CCTV coordination
- Park containment routing for power, lighting, data and water irrigation system
- Pop up power, wireless network, and interactive help points consideration
- Park Pavilion M&E proposals

Planning also includes approval for the creation of essential infrastructure which will support the delivery of thousands of new homes, commercial, retail and leisure space within the Central Docks district over the next ten years, in line with the Liverpool Waters Central Docks Neighbourhood Masterplan.

Our team mates on the project include Walker Sime, Curtins Consulting, Planit IE and Arup.

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:

Lancashire County Cricket Club – Red Rose Grandstand and Hotel

> **Client:** Lancashire County Cricket Club

> **Project Duration:** 2021 - ongoing

> **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.

PROJECT:

Islington Wharf Locks, Manchester

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

> **Project Value:** £15M
> **Project Duration:** 2015 – 2023



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

The 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.

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

The development was 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

> **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:

LOC8 Business Park, Maidstone

> **Client:** Clearbell Capital LLP

> **Project Duration:** 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
- 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: 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: 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: 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: 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:

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.

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