Hannan
Associates
MEP Design Solutions

Residential Capability

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.

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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.

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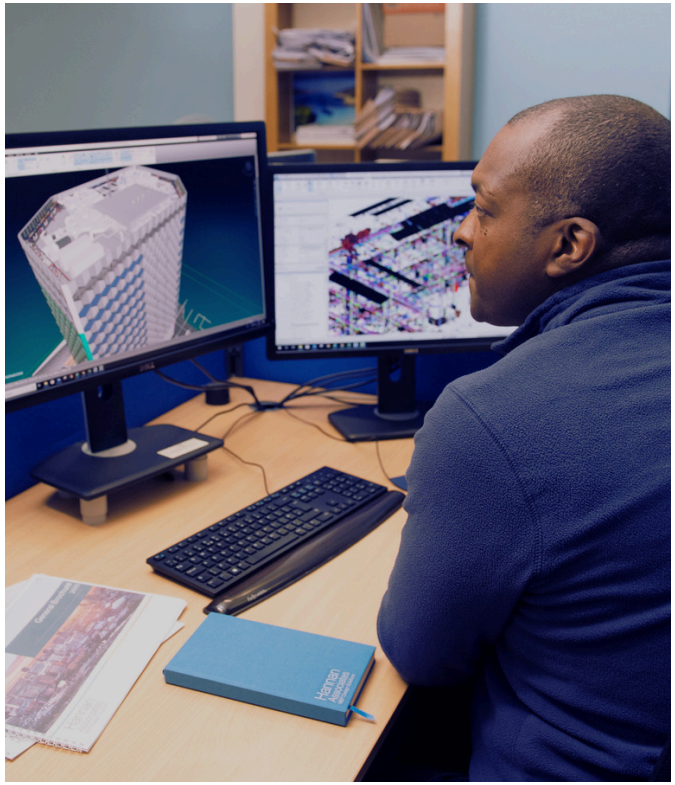
Our Expertise



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

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Home

A home is much more than just a building, it is the place we sleep, eat, relax, work, play, socialise.
It's important to us that homes are designed to be safe, healthy, comfortable, affordable, and easy to maintain.

The Hannan Residential team are proud to have supported clients with the delivery of around 2,000 new homes in recent years, including Passivhaus Certified schemes. We play a key role in the successful development of: For Sale; Build to Rent; High End; Affordable and Later Living housing.

As Building Services Engineering consultants we focus on using engineering and technology to help create desirable places to live as well as developing efficient and cost effective schemes which meet or exceed guidance and regulatory requirements for energy, comfort and safety of the occupants.

Changes to building regulations and standards, including the forthcoming Future Homes Standard and the Building Safety Act, has resulted in a much greater need for the building services engineer to be involved in building design strategies from the early concept design stages.
Our extensive track record provides us with the knowledge to help guide our clients through the common issues specific to this sector.

We have in house Building Physics and Sustainability teams to help develop project Energy and Sustainability strategies, meet the set energy and sustainability targets and undertake required energy modelling.

We understand homeowner and tenant expectations and we understand the balance of development deliverables and financial viability and achieve this by always seeking the optimum design.

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Residential services

MEP Strategy

- Utilities planning
- Thermal analysis
- Central plant solutions
- Local plant solutions
- Renewables options
- Certification options – i.e. Passivhaus & Home Quality Mark
- Heating & DHW strategy (inc. ASHP)
- Ventilation strategy (whole house & purge)
- Metering Strategy
- Vertical & horizontal services distribution
- Lift Traffic Analysis
- Cost appraisal

Building Regulations

- Part F – Ventilation
- Part L – Conservation of Fuel & Power
- Part O – Overheating
- Part S – Infrastructure for the Charging of Electric Vehicles
- Part R – Infrastructure for Electronic Communications

Low Carbon Design

- Passive measures
- Low & Zero Carbon Technologies/Renewables
- MEP Design to achieve Passivhaus Certification
- LETI targets
- Planning Targets

Modelling and Building Physics

- Dynamic Simulation Modelling
- Overheating assessments Part O
- SAP Calculations for Part L
- Operational Energy Modelling

Additional Services

- Contractor design & construction monitoring
- Consultation on glazing design, external shading and impact on Building Regulations Compliance

PROJECT:
Cross Lane, Salford

> **Client:** Q Developments

> **Project Duration:** April 2024 – ongoing

> **Architect:** Broadway Malyan

This project involves the design and construction of a new 27-storey student accommodation tower providing 538 student beds with associated amenity and a roof garden.

The Hannan residential team are providing Building Services Engineering consultancy and BREEAM Assessment services. The project is targeting BREEAM 'Very Good'.

Planning for the scheme has been granted.

The scheme is located close to Salford university and Salford Crescent train station, at the site of the former McDonalds regional headquarters.

We are very pleased to join Broadway Malyan, Quantem, Davies Maguire & Layer Studio on Q Developments' project design team.

Energy Reduction Design Features

To help minimise energy usage, the scheme will include vertical Waste Water Heat Recovery systems, which will take waste water from students showers, recover waste heat and pre heat incoming cold water supply feeding the showers.

The scheme utilises low GWP refrigerant modular air to water heat pumps to provide hot water between 60°C and 90°C which is then distributed throughout the building to outlets.

In order to minimise excessive pressures within the system and to reduce energy consumption associated with pumping water to the upper floors, the dedicated cold water and sprinkler booster distribution systems will be divided into two domestic cold water booster systems, upper and lower floor zones, which will include Variable Speed High-efficiency pump sets.

Similarly, the design of soil and waste drainage systems needed careful consideration due to the overall height of the building to avoid excess pressures building up within stacks. This is done through careful design and the use of secondary ventilation pipework and AAAVs.

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PROJECT:
Greenhaus, Salford

> **Client:** The English Cities Fund

> **Architect:** Buttress Architects

> **Project Duration:** 2020 – 2024

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 Ameon 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.

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PROJECT: Willohaus Peru Street, Salford

> **Client:** The English Cities Fund

> **Architect:** Buttress Architects

> **Project Duration:** 2023 – ongoing

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.

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PROJECT:
Store Street, Manchester

> **Client:** Clarion Housing Group with H20 Urban
> **Project Duration:** April 2019 – ongoing
> **Architect:** AHR Architects



'Store Street' is a new build residential scheme comprising 63 one & two bed apartments and 3 town houses along the Ashton Canal, off Store Street in Manchester city center. The scheme is being delivered by housing provider Clarion and H20 Urban.
Once complete Clarion Housing will manage the scheme and the properties will be made available through shared ownership.

Hannan Associates were appointed to develop the MEP services design, undertake design stage Part L Compliance checks and to produce an Energy Statement in support of the planning application submitted to Manchester City Council.

Fifty percent of the car parking spaces will be supplied by electric vehicle charge points, with passive provision for the remaining 50% of spaces. Secure cycle storage has also been included and a proportion of 'green space' incorporated into the scheme design by provision of an accessible terrace area on the sixth level.

It is currently proposed that an 'all-electric' services strategy will be adopted for both the apartments and the town houses.

As a result of the anticipated update to Building Regulations and subsequent update to SAP methodology (SAP 10), which proposes an approximate 55% reduction in the CO_2 emissions factor for electricity as a result of ongoing decarbonisation of the grid; homes heated by direct electric systems will produce virtually the same CO_2 emissions as gas.

The carbon impact of electric based heating is therefore going to be more favorable in the coming years, which we are promoting on this development in order to future-proof the homes and contribute towards Manchester's 2038 Net Zero Carbon Target.

H20 Urban is a joint venture between developer Bloc and the Canal & River Trust.

PROJECT:
The Clayworks, Stoke

SMITHFIELD
STOKE-ON-TRENT

> **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.

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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:
Plot C2 New Bailey, Salford Central

> **Client:** The English Cities Fund > **Project Duration:** Nov 2021 – ongoing

> **Architect:** Hawkins Brown Architects

Plot C2 New Bailey will be a 23-storey residential tower providing 196 apartments for build-to-rent, within the wider New Bailey development.

The building is currently under construction by Morgan Sindall and is the second phase of the Zone C development, sitting adjacent to Plot C1 Novella, which will be connected by the existing six-storey podium.

The Hannan residential team are providing Building Services Engineering Design consultancy, including:

- Early-stage technical review and development of plant space options & requirements
- Utilities coordination based on proposal to connect to existing infrastructure installed under the Phase 1 (C1 Novella) works.
- Building Regulations Part L Design Stage Compliance Assessments
- Limiting Overheating Analysis
- Ongoing site inspections & reporting during the construction period

Other members of the team include: Hawkins Brown Architects, Buro Four, Walker Sime, Renaissance, Design Fire Consultants, Project Four and HED Landscape Architects.

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, in conjunction with Salford City Council.

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PROJECT:
Valette Square, Salford

> **Client:** The English Cities Fund
> **Architect:** Buttress Architects
> **Project Value:** £40M
> **Project Duration:** 2018 – 2021

Hannan Associates were part of the team to design and deliver Valette Square, developed by The English Cities Fund.

The development includes 33 townhouses with a mix of 2, 3 and 4 bedrooms with private gardens and terraces. It is situated just off Chapel Street, a short walk to Manchester City Centre, Spinningfields, New Bailey, Peel Park and the River Irwell.

Hannan Associates provided Building Services Engineering consultancy for the new homes, including:

- Early stage MEP concept design
- Utility connections & diversions advice
- Initial Part L1A calculations
- Renewable energy technologies feasibility review
- Site inspection duties

The design of the townhouses' façade and orientation optimises natural daylighting and reduces the requirement of artificial lighting.

Other design features include:

- Smart utility metering
- Occupant controlled zoned heating system
- Low energy light fittings
- Improved insulation to minimize heat loss
- Reduce utility bills and Integrated Virgin Media and BT telecoms infrastructure

Other members of the team included Buttress Architects, Integra Consulting, Chroma and main contractor John Turner Construction Group.

This is the fourth phase of residential development in the Chapel Street area by the English Cities Fund, which forms part of the wider Salford Central masterplan. Other schemes include Vimto Gardens, Timekeepers Square and Carpino Place .

The development is named after French Impressionist painter Pierre Adolphe Valette known for his acclaimed paintings of Manchester and Salford. He was a teacher at the Manchester Municipal School of Art and is remembered as L. S. Lowry's tutor.

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PROJECT: The Slate Yard, New Bailey, Salford

> **Client:** The English Cities Fund
> **Architect:** AHR
> **Project Value:** Various
> **Project Duration:** 2014 – 2020

The Slate Yard is a Build to Rent Apartment scheme overlooking the River Irwell at New Bailey, Salford, which comprises three blocks of one, two and three bed apartments with communal facilities:

- Plot A5 - A £13M, 10 storey apartment block incorporating 90 Apartments
- Plot A6 - A £17M, 16 storey apartment block incorporating 135 Apartments
- Plot A7 - A £30M, 21 storey apartment block incorporating 199 Apartments

Hannan Associate's role was to produce stage 3 developed design information for the building services engineering strategy and then monitor the design and workmanship on site.

The design of the building and the services strategy utilises energy efficient features throughout to minimise its carbon and environmental footprint and meet the sustainable standards set out in the Part L Building Regulations.

With the help of advanced building modelling we incorporated the most effective passive construction techniques in the design of the building, including:

- Enhanced insulation to limit heat loss
- An engineered façade design, which maximises the use of natural daylight & passive solar gains but minimises thermal losses and overheating
- Reduced building air permeability, which minimises heat loss & the related energy usage and CO2 emissions.

The Incorporation of high efficiency systems and effective controls throughout the design helped to further minimise energy usage. These features include: smart heating controls, heat recovery ventilation systems, energy efficient lighting and energy efficient lifts.

PVs were integrated into the building design to meet a proportion of the electrical demand or to be fed back to the grid when demand is low.

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.

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PROJECT:
High Park Street, Liverpool

> **Client:** Placefirst

> **Architect:** MBED Architects

> **Project Duration:** 2022 – 2024

High Park Street was the final phase of Placefirst's transformation of Liverpool's Welsh Streets neighborhood .

The redevelopment comprised of 13 new build homes and a small community hub and completed in Summer 2024. The newly built homes consist of three-bedroom houses and two-bedroom apartments.

Hannan Associates provided Building Services Engineering consultancy for the new homes, including:

- Incoming utilities design & coordination
- Develop the plant space & services distribution strategy
- Consultation on Part L compliance
- PV array output & feasibility analysis
- MEP systems design
- MEP services performance specification
- Site monitoring & progress reporting during construction

Hannan Associates worked alongside MBED Architects , Markhams, Curtins Consulting, Complete Sustainability Solutions and Hann Tucker Associates on Placefirst's design team, with main contractor Urbanise Construction delivering the scheme.

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PROJECT: Novella, New Bailey, Salford

> **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: Griffon Fields, Hucknall

> **Client:** Muse

> **Architect:** Brewster Bye Architects

> **Project Value:** £6.1M

> **Project Duration:** 2019 – 2021

Situated on the former Rolls-Royce Aerospace facility, Griffon Fields is a new residential development comprising 45 homes with a mix of two, three and four-bedroom properties, featuring modern fixtures and fitting.

The homes have been designed to suit first time buyers through to growing families and each has its own private garden and dedicate car parking space and some houses feature a single garage.

We provided Building Services Engineering for the project alongside Brewster Bye Architects, WSP, Rex Procter & Partners and main contractor Lovell Partnerships.

All homes on the site are now sold!

Griffon Fields is part of Harrier Park, the 67 acre mixed-use development at Hucknall, led by an exciting joint venture between Muse Developments 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.

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PROJECT:
Kampus, Manchester

KAMPUS

> **Client:** Henry Boot + Capital & Centric
> **Architect:** Mecanoo & Shedkm Architects

> **Project Value:** £150M
> **Project Duration:** 2015 – 2017

Hannan Associates were part of the Development Team for the £150M Kampus city centre neighbourhood project on Aytoun Street in Manchester.

The project is a joint venture between Capital & Centric and Henry Boot Developments who acquired Manchester Metropolitan University's 250,000 sq ft Aytoun Street campus in March 2014, when the University relocated to the new £75m All Saints Campus off Oxford Road.

Our role included the Site infrastructure, MEP services and Lift design from concept to Stage 3 and the preparation of a D&B tender package for the works. Our role in the team included product appraisal and definition, brief development and the evaluation of a number of possible strategies for the services.

The development included the retention and conversion of the existing 1960's university tower block and the listed Minto & Turner and Minsull House buildings, alongside new structures to provide 500 apartments, leisure, retail and car parking facilities.

Kampus has regenerated and enhanced an important area in the centre of Manchester, providing private rental accommodation set within a landscaped public realm which includes the only remaining untouched cobble street in Manchester and buildings of historical interest. The ground floor hosting restaurants, bars, cafes and retail spaces within the new and existing buildings, creating an exciting live hub and living destination.

PROJECT:
Atelier, Chapel Street, Salford

> **Client:** The English Cities Fund

> **Architect:** Buttress Architects

> **Project Duration:** 2017 – 2021

Atelier is a residential development, which forms part of The English Cities Fund's Salford Central regeneration scheme.

This new build development on Chapel Street, Salford, includes 167 apartments split over four blocks, 11 townhouses, ground floor commercial space and car parking.

The Hannan residential team were appointed to provide MEP Performance and monitoring Duties including early stage concept design through to developed design and the building services plant space and services distribution strategy.

We undertook Part L appraisals of the building to help inform the building envelop design and MEP services strategies along with dynamic simulation modelling to review overheating compliance.

We prepared a full Stage 3 MEP Service Performance Specification and drawings whilst working closely with the design team to develop a coordinated design package and main contractor Eric Wright Construction.

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

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

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.

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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: Timekeepers Square, Salford Central

TIMEKEEPERS SQUARE

> **Client:** The English Cities Fund

> **Architect:** Buttress Architects

> **Project Value:** £4.5M

> **Project Duration:** August 2014 – April 2017

After completing work on Vimto Gardens we were pleased to be invited back to be part of the team for another phase of residential development on Chapel Street - Timekeepers Square.

Timekeepers Square is situated just off Chapel Street, in Salford Central and includes 36 new build Town Houses divided into six blocks around St Phillips Church.

We provided MEP Performance and Monitoring duties for the project and were very pleased to work alongside Buttress Architects and Integra Consulting Engineers on the design team.

The project was awarded 'best built residential scheme' and was runner up for 'best overall scheme' at the 2017 Manchester Architects Awards. It was also nominated for The 2017 Sunday Times British Home Awards 'Development of the Year' (under 300 homes).

This project is part of The English Cities Fund's £650 million regeneration scheme transforming the area of Salford Central. The project is being driven by the English Cities Fund, a joint venture between Muse Developments, Legal & General and Homes England in conjunction with Salford City Council.

HOUSING DESIGN AWARDS

CIVIC TRUST AWARDS 2018 REGIONAL FINALIST

RICS Awards 2018 Winner

insider RESIDENTIAL PROPERTY AWARDS 2019

THE SUNDAY TIMES BRITISH HOMES AWARDS SHORTLISTED

BRICK Awards 2017

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PROJECT: Vimto Gardens, Salford

> **Client:** The English Cities Fund

> **Architect:** Glen Howells Architects

> **Project Value:** £15M

> **Project Duration:** 2012 – 2015

Vimto Gardens forms part of English Cities Fund's £650 million Salford Central regeneration scheme, which covers 17 hectares around the main road of Chapel Street, Salford Central Station and the Adelphi and Bexley Square Conservation Area.

Hannan Associates provided MEP Performance Duties for the 83 apartments, 14 town houses and retail units included in the Vimto Gardens development, which is named after the famous drink that was first produced close to the site.

The scheme won urban residential development of the year at the 2016 Insider Residential Property Awards.

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

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

insider RESIDENTIAL PROPERTY AWARDS 2016

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PROJECT:
Ronald Mcdonald House Manchester

> **Client:** Ronald McDonald House Charities
> **Architect:** AEW Architects
> **Project Duration:** January 2017 – November 2018

The new Steve Burne Rooms at Ronald McDonald House Manchester are now complete.

Three spaces within the existing Manchester house have been refurbished to create five new six person family bedrooms along with an external reflection area via fund raising driven by Steve Burne.

The additional bedrooms will provide over 1,000 additional nights home from home accommodation for families with children in Royal Manchester Children's Hospital.

Hannans were very pleased to be part of the construction team who donated their services for the design and construction of these refurbishment works.
The Ronald McDonald House Charity helps families to stay close to their child in hospital while they undergo medical treatment by giving them a warm and welcoming environment where they can stay for as long as they need. To find out more about the charity please visit their website: https://www.rmhc.org.uk/

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PROJECT:
Ronald Mcdonald House Oxford

> **Client:** Ronald McDonald House Charities

> **Architect:** AEW Architects

> **Project Value:** £14M

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

We are very pleased have provided Building Services Design for a new 62 bedroom Ronald McDonald House in Oxford. Hannans undertook detailed design of the MEP services throughout the house. Construction commenced in February 2019 and the new facility opened in May 2020.

The Ronald McDonald House provide free 'home away from home' accommodation for families whose children are undergoing treatment at Oxford Children's Hospital, as well as Children's Critical Care and the Neonatal Intensive Care Unit (NICU) on the John Radcliffe Hospital site.

We are delighted to have worked alongside AEW Architects, Ridge and Partners and Capita on the project design team.
The principal contractor for the project is Wilmott Dixon Construction.

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PROJECT: Kingswood Extra Care, Newton

> **Client:** Your Housing Group
> **Architect:** Pozzoni LLP
> **Project Value:** £8.4M
> **Project Duration:** 2013 – 2015

The Kingswood extra care retirement scheme in Chester is one of the latest projects we have worked on for Your Housing Group. The scheme, designed by Pozzoni Architects includes 82, 1 and 2 bed extra care apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.

PROJECT:
The Windings
Extra Care, Helsby

> **Client:** Your Housing Group

> **Project Value:** £8.7M

> **Architect:** Pozzoni LLP

The Windings in Helsby is one of the latest extra care retirement scheme we have worked on for Your Housing Group. The scheme, designed by Pozzoni Architects, includes 77, 1 and 2 bed extra care apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.

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PROJECT:
Abbots Wood
Extra Care, Northgate

> **Client:** Your Housing Group

> **Architect:** Michael Hyde Architects

> **Project Value:** £18M

> **Project Duration:** 2011 – 2014

Abbots Wood is an Extra Care Retirement Village in Northgate, Chester, which we worked on for Your Housing Group. The project designed by Michael Hyde Architects involved the construction of 131, one and two bedroom apartments and communal facilities.

The scheme has been created through a partnership between Your Housing Group, Cheshire West and Chester Council and the HCA and was part funded by a grant received from the HCA.

This extra care development has been designed to allow residents to live an independent life in a socially supportive environment. They contribute towards YHG's £150 million affordable homes program helping tackle the national older person's housing crisis by providing 450 high quality new homes for the over 55s across the North West, making YHG one of the largest developers of extra care housing in the UK.

As a minimum all apartments have been designed to achieve Code for Sustainable Homes (CFSH) Level 3.

PROJECT: Heyescroft Village, St Helens

> **Client:** Your Housing Group
> **Architect:** Hulme Upright Architects
> **Project Value:** £9.2M
> **Project Duration:** 2007 – 2009

The project comprises of the construction of approximately 92 units of Retirement Apartments together with the associated communal facilities and accommodation from which the staff can operate.

The units will comprise either a one bed or two bed apartments distributed over three floors of accommodation. Access to the upper floors shall be via staircases and electric traction lifts. External works for the scheme shall include all necessary incoming service connections, pavements, car parks, foul and surface water drainage and all hard and soft landscaping.

PROJECT:
Spurstow Hall, Cheshire

> **Client:** Private

> **Project Duration:** 2004 – 2006

This project involved the Restoration of the Grade II listed Spurstow Hall, in Cheshire.

The entire property was carefully restored to a high specification for which we provided full M&E detailed design duties and provided a full time site based engineer for the refurbishment of the main house stabling, offices, workshops, and garaging.

Our design included infrastructure, swimming pool, standby generation, and water and LPG storage.

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PROJECT:
Orchard Gate House, Wentworth

> **Client:** Private

> **Architect:** TPA Design

> **Project Value:** £9M

> **Project Duration:** 2006 – 2010

Phase 1 of this project consisted of the construction of an external swimming pool, tennis courts changing rooms and rainwater harvesting scheme.

Phase 2 comprises of the demolition of the existing main house and the construction of a new 10,200 sq ft house in a classic style with a basement, ground and first floor and second floor plant deck. The basement has an internal swimming pool, recording studio, golf simulator and leisure suite.

M&E services comprise VRF Comfort cooling, underfloor heating, ground source heat pump, central ventilation systems c/w heat recovery, rainwater harvesting, solar hot water, digital lighting control, integrated TV, audio and data throughout.

Contact us

Head Office - Manchester
Beta House
Alphagate Drive
Manchester Road
Denton
M34 3SH

Tel: +44(0)161 337 2200
Web: www.hannan-uk.com
LinkedIn: Hannan Associates MEP Design Solutions

Jamie Hall
Director

Tel: +44(0)161 337 2200
Email: jamie.hall@hannan-uk.com

Vicky Priestley
Marketing Director

Tel: +44(0)161 337 2200
Email: vicky.priestley@hannan-uk.com

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