

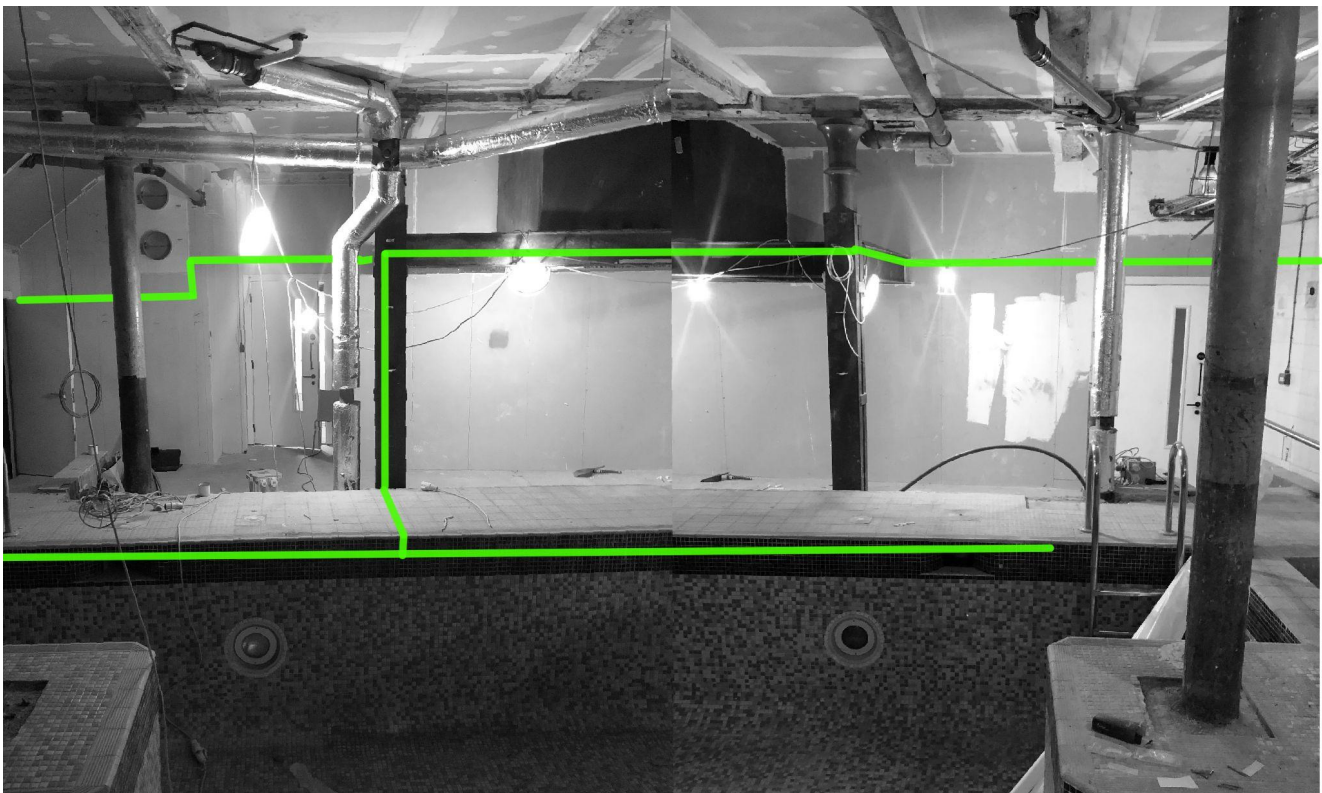
SHALLOON

M&E and Build Notes

NB. Only ventilation ducts (with no mechanical element) and some lighting conduit will be affixed to heritage features. All other work does not affect original features. Bureau Veritas are approving the work for building regs and fire regs in full.

Electrical

Electrics are designed to affix where possible to non-heritage features. Existing 3 phase wiring supplied by the hotel and fitted in 2018 will connect to the new distribution board in the demise. All electrics are surface mounted and industrial in design to fit with the rest of the hotel. Narrow basket will be fixed to the non-heritage plasterboard on walls and clamped to the steel lift pit (centre) as shown in the below. The feed descends and will be chased into the tiles on the pool side to supply the pool, thus avoiding the roof entirely:



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The ceiling beams are a heritage feature, its use will be minimised to lighting circuit conduit only and no additional screws for lighting, nor will weight be hung there. Instead, for light source, 18 pivoting sconces will be clamped to the three original columns which require no permanent fixture. 1 single conduit to be fixed to beams along the centre of the ceiling as shown on the M&E and the diagram below. No other heritage features will be affixed to for electrics. As on the below diagram, ... indicates screws and /// indicates clamps



SHALLOWS

Ventilation

The ventilation enters the room at blanked off ducts already fitted at ceiling height, this will require fixing to the original ceiling beams. The number of fixtures will be kept to a minimum and in line with safety and building regs requirements. Ventilation will be to building regs standards. The air is pressurised and temperature controlled by the hotel. We will insulate and maintain as necessary within the premises.

Plumbing

All plumbing is surface mounted and exposed, industrial style. No hot water feed comes into the premises and there is no gas supply so water heaters will be under-sink and in line, to comply with licensing requirements. Toilet will be added in phase 2 of the build in the under stairs room bordering Rochdale Canal utilising macerator. We will only have 5-10 people in at all times, and the hotel confirm we can use their communal toilets on ground level. Drainage will join with existing waste facilities and t-in to the waste pipes from the hotel rooms above.

Heating & Cooling

Installation will be of 4x 4KW short wave infrared heaters to the non-heritage blockwork walls as shown in the M&E. There will be no air conditioning unit in the premises as there is no need for cooling underground spaces, and as such no need for rooftop units or louvres.

Stairs and railings

The current jacuzzi void will be covered with 2x4 wood beams to support the OSB board covering. Stairs to the pool will be added with accompanying handrail.

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Level Changes

There are several level changes throughout the site. Where necessary scaffold style railings will be installed to prevent falls, and this will conform with building regs. All scaffold will be affixed to non-heritage floor substrate