From: Patricia Bessey <patricia.bessey@engineroom.company>
Date: 3 August 2017 at 16:29
Subject: RE: Princess St - accessibility options for A3 Unit
To: Emily Booth <e.booth@manchester.gov.uk>
Cc: Jayne Jones <Jayne.Jones@engineroom.company>

Good afternoon Emily

Please see below, the preliminary feedback from our M&E consultant to your queries on items 1 and two

1. This is not a validation requirement, but is included in this letter to inform you of issues with the application as early as possible and to give you as much time as possible to resolve these concerns - The chosen locations for plant and equipment would have a detrimental impact on the roof and on the courtyard elevation of the building along with the rear elevations of the listed buildings surrounding the courtyard. The potential boiler flue should be located within the internal risers as should any services required to reach above roof level to avoid any flues or wiring being mounted on or in front of the external elevations of the building. You should provide an options analysis to detail all options looked at for locating the air-conditioning plant and equipment etc. including all internal areas of the building. You should assess each option considered in terms of the level of harm that would be caused to the building and the pros and cons of each option. Areas of the basement and sub-basement must be included in your assessment as adequate ventilation could make these areas suitable. You should also look at minimising the amount of equipment. This proposal should represent an opportunity to clear the courtyard of the large amount of clutter rather than add to it, particularly as this courtyard is considered to be within the curtilage of the listed buildings that surround it.

CWC Responses

Boiler Flue - Currently there are several ducts rising up the external courtyard wall. The proposal is to remove all these ducts. The only item that is proposed to be installed rising up the courtyard façade is the boiler flue that will serve the gym and as a result the elevation will be far less cluttered then the existing elevation. Installing this flue in an internal riser is not practical as it will landlocked and will require access from a Tenants demise to install and maintain

(which is not recommended).

External Plant Space (heat rejection) – The air conditioning plant (heat pump condensers) rejects and absorbs heat and as a result cannot be installed internally. The amount of heat rejection equipment identified cannot be minimised as the quantity is required to comply with Part L of the Building Regulations that require all individual office Tenants to be individually metered. Alternative options have been considered (cooling towers, air cooled chillers, etc), however these plant items are generally heavier and would be more intrusive to install and require substantial structural works at roof level. Cooling Tower and chillers could also potentially raise the overall height of the building. Installing cooling towers or chillers would require extra equipment installing to produce heat, potentially requiring additional gas-fired boilers, which would require a flue installing.

External Plant (ventilation) – As part of the next phase of design it is the intension to review the installation of all ventilation equipment serving the offices, gym and retail unit internally within the sub-basement of the building (this is identified as a possible route on drawing ME008). We are not in a position to confirm this location for the location of plant, as the sub-basement has not been fully surveyed and has water ingress issues. If this location is suitable and intake and discharge air can be routed effectively, this area will be used to house as much ventilation plant as possible.

2. This is not a validation requirement, but is included in this letter to inform you of issues with the application as early as possible and to give you as much time as possible to resolve these concerns - The external refuse storage would also have a detrimental impact on the character of the building and of the other listed buildings that surround the courtyard. Given that the building is being refurbished this should be the perfect time to be able to provide an internal refuse store within the building by sacrificing some floorspace. Please amend your proposals to provide this. If you do not consider that this is possible you will need to confirm the internal locations assessed, the level of harm caused by each option and the pros and cons. Areas of the basement and sub-basement must be included in your assessment as lift access and adequate ventilation could make these areas suitable.

CWC Responses

Ventilation - Installing a refuse store internally will require ventilation. This can be provided naturally if the room is installed adjacent an external wall, however it will require additional external louvres potentially in the door. If it is internally within the

building it will require mechanical ventilation (supply and extract), again it will require additional external louvres installing.

Drainage – The refuse room will require a floor gulley installing to enable the room to be washed down.

Fire Compartment – The refuse room will potentially be require to be a separate fire compartment.

Hopefully we can discuss further tomorrow – please let me know what other dates work for you and Paul to try and revisit the Citibase part of the site

Kind regards

Patricia

Patricia Bessey

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