PLANNING
29 MAY 2008

ENVIRONMENTAL STANDARDS STATEMENT

VELVET, 2 CANAL STREET, MANCHESTER, M1 3HE

APPLICATION FOR CONVERSION OF UPPER FLOORS, CURRENTLY VACANT OFFICE SPACE, TO A 20 BEDROOM HOTEL.

ENERGY EFFICIENCY

Design of room layout has been formatted to provide all rooms with external windows to front and rear elevation with central staircase and corridor to maximise natural daylight.

Development is within existing curtilage of the building with no external works to landscaping.

The heating and cooling system to be provided by new renewable energy source air conditioning units.

Low energy extract ventilation systems to be used for the bathrooms and natural ventilation to the bedrooms.

Low energy lighting to be used in the bathrooms and communal areas. Electrics to bedrooms to be controlled via a key card operation to reduce the power requirements, to prevent lights being left on when the room is not occupied.

Grey water harvesting to be used for toilet cisterns. All toilets to be fitted with dual flush systems to reduce usage.

RENEWABLE ENERGY

Hot water system to be Anderson's Water Heaters Solarflo System which will provide the hot water.

Energy efficient cooling and ventilation systems to be used to reduce overall energy demand.

Lighting control units to the bedrooms are to be used to reduce energy demands.

Cooling and heating systems are to be combined systems recycling energy output.

ENVIRONMENTAL DESIGN

With the works being undertaken within an existing building it is our intention to increase the energy efficiency of this building by increasing the installation to the roof and providing secondary glazing to the existing windows. All new internal partition walls to be fully insulated to improve the efficiency of the building.

Low energy equipment is to be used throughout the building to reduce the energy output.

Room entry technology is to be used to reduce the lighting output.

Materials to be used for installation are to be from a recycled source.

WATER MANAGEMENT AND WEATHER RESILIENCE

No works to be undertaken to increase the footprint of the existing building.

Rainwater harvesting system is to be incorporated into the existing rainwater system to provided grey water recycling.

Existing building is situated in an area of minimal flood risk.

WASTE MANAGEMENT

As the development is within the existing premises which will come into one ownership the waste services are already in place and undertaken by Emerge Recycling of Manchester on a daily basis, all as detailed in "Waste and Management Strategy".

CONSTRUCTION MANAGEMENT

As the development is of an internal fit out, materials to be used will be kept to a minimum with all internal partitions being metal framed, insulated with recyclable installation. Layout design to incorporate the existing structure of the building.

No works will be undertaken to affect external surfaces of the building.

Existing internal features including exposed internal walls and timber ceilings will be retained to reduce wet trades inside.

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Walker Adamson & Co. Ltd.

Heating - Ventilation - Air Conditioning - Plumbing

F.A.O. Richard Chadwick Associates

Dear Sir,

Following our meeting and subsequent telephone conversations regarding the proposed hotel conversation at Velvet Hotel, please find below the required information. Please let me know if you have any questions or if any additional information / alterations are required.

Requested Information:

- Ventilation

The ventilation requirements will comprise **kitchen extraction** and **bathroom extraction.**

The kitchen extract will come from the basement and rise up internally within the building in rigid steel ducting through the ground floor. This will then exit the building at high ground floor level at the rear of the property. Termination will be via an external weather louver flush to the outside wall of the property. The louver will be coloured to match the external elevation. The extract will be mechanical with an in-line extract fan locate within the basement kitchen area.

The bathroom extract will comprise a series of five internal extract risers running from high ground floor level to the top of the property to exit the building at high level via an external weather louver flush to the outside wall of the property. The louver will be coloured to match the external elevation. Bathroom extract will be required for all 20 rooms with the extract ducting running vertically up inside the service risers located in the bathrooms. The ducting will branch off to each bathroom via a ceiling mounted extract grille. Each bathroom will have its own ventilation extract fan to be activated via the bathroom lights with a 20 minute overrun.

No ventilation ducting run be run on, or be visible from, the outside of the property.

- **Air Conditioning**

Air conditioning units will be used to provide heating / comfort cooling for the 20 bedrooms. These will comprise ducted Mitsubishi high efficiency heat pump inverter units in each room, positioned in a bulkhead ceiling void in each room. These will blow out of a grille to heat / cool each room.

The 20 ducted a/c units will be fed from 2 condensing units. These will be sited in the plant room on the 4th floor. The condensing units are floor standing and would be ducted from the top of each unit to a grille on the louvered upstand of the plant room to dissipate the warm / cold air to the atmosphere. No equipment will be visible on the outside of the property.

The pipework for the units will drop down from the plant room via the service risers to supply each room.

May 27, 2008

The details for each of the 2 condensing units are as follows:

Width	920 mm
Depth	760 mm
Height	1710 mm
Weight	235 kg
Colour	White
Noise	60 dBA

Each will provide a nominal heating capacity of 25 KW and cooling of 22.4 KW. The noise implications from the condensing units will be further reduced by the fact that they are to be located in the plant room at high level.

Full technical details of the condensing units are attached.

Regards,

Steve Walker
WALKER ADAMSON & CO. LTD.