

**Sunlight House
Ground and Basement Refurbishment**

**Mechanical, Electrical and Plumbing Statement
For Planning**



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Approvals

This document requires the following approvals.
Signed approval forms are filed in the Management section of the project files.

Name	Signature	Title	Date of Issue	Version
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Distribution

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1.0 Executive Summary

This Mechanical, Electrical and Plumbing (MEP) statement is intended to support the listed building and planning application for the proposed Sunlight House Ground and Basement refurbishment project.

The Ground and Basement levels will be provided with new general ventilation, catering ventilation, heating and cooling systems, domestic water services, drainage, power, lighting, fire alarm and security to support the proposed layouts.

2.0 Introduction

2.1 Context

King Associates has been commissioned to prepare an MEP Statement to accompany a planning and listed building application for the proposed development of the Basement and Ground floor of Sunlight House, Manchester.

2.2 Site Description

The building is an existing 14 storey office block, with retail and leisure facilities in the Basement and on the Ground Floor Level. It is located on Quay Street, just off Deansgate in Manchester City Centre.

2.3 Description of development

The proposals for the development of the site are to refurbish the Ground and Basement areas to provide leisure and retail space. Further details on the proposed works are set out in the accompanying Design Statement prepared by Anomaly Architects.

The Restaurants and retail space will be shell and core with fit out by the tenants.

2.4 Scope of this report

This MEP Statement details the mechanical, electrical and plumbing strategy for the central atrium retail area, proposed restaurants including kitchens, shower block and Atkinson Street retail areas. This MEP statement does not include the reception and office floors which are under a different planning and listed building consent application.

The following sections set out the approach to the Restaurants, then the retail and leisure areas and the later section contains information on the shower block.

This report details the plant strategy for the tenant fit outs.

Sketch drawings are included in an appendix at the end of this report.

The new mechanical and electrical systems shall comply with the latest building regulations.

3.0 MEP Proposals

3.1 Restaurants

3.1.1 Ventilation

New mechanical supply and extract ventilation shall be used to provide fresh air and extract stale air to suit the number of occupants in line with Part F requirements. The ventilation units will be mounted at high level within the spaces and connect to the existing louvres on the façade.

Separate kitchen supply and extract ventilation shall be provided to the cooking areas as detailed in the next section.

New mechanical extract ventilation shall be provided to extract odours, steam and grease laden air from the Restaurant kitchens in accordance with HVCA Standard DW172 and DEFRA Guidance on control of odour and noise for commercial kitchens.

Kitchen ductwork and extract fans shall be located in a new riser at the rear of the building. The flue termination shall discharge vertically with no restriction at the point of exit.

New mechanical supply ventilation shall provide make up air to the cooking areas and shall be located in the basement plant room with air intake from the existing loading bay entrance.

3.1.2 Heating and Cooling

Heating and cooling shall be provided to the Restaurant areas by new dedicated heat pumps and high-level cassette units. The external heat pumps shall be located in the loading bay and the cassette units shall be mounted at high level within the restaurant spaces.

3.1.3 Public Health

New domestic cold water shall be provided from the existing boosted cold water service feeding the refurbished offices. Domestic hot water shall be provided from local electric water heaters.

New drainage shall be provided as required to serve the proposed restaurants.

3.1.4 Lighting

New LED lighting shall be provided to the Restaurants.

3.1.5 Fire Alarm

A new Fire Alarm shall be provided in the Restaurants. This shall be linked to the building wide system.

3.2 Central Atrium Retail Space

3.2.1 Ventilation

For the central atrium mechanical supply and extract ventilation shall be used to provide fresh air and extract stale air to suit the number of occupants in line with the requirements of Part F.

The space shall be served by a new dedicated air handling unit with heat recovery located in the loading bay and connected to external via the existing grilled bin store entrance.

3.2.2 Heating and Cooling

Heating and cooling shall be provided to the Central Atrium areas by new dedicated heat pumps and high-level fan coil units. The heat pumps shall be water source units located in dedicated cupboards and linked to the site wide ambient loop. High level fancoil units shall condition the air within the atrium space to provide heating and cooling.

3.2.3 Public Health

New domestic cold water shall be provided from the existing boosted cold water service feeding the refurbished offices. Domestic hot water shall be provided from local electric water heaters.

New drainage shall be provided as required to serve the proposed Central Atrium retail space.

3.2.4 Lighting

New LED lighting shall be provided to the central atrium.

3.2.5 Fire Alarm

A new Fire Alarm shall be provided in the Central Atrium. This shall be linked to the building wide system.

3.3 Atkinson Street Retail Space

3.3.1 Ventilation

New mechanical supply and extract ventilation shall be used to provide fresh air and extract stale air to suit the number of occupants in line with Part F requirements. The ventilation units will be mounted at high level within the spaces and connect to the existing louvres on the façade.

3.3.2 Heating and Cooling

Heating and cooling shall be provided to the Atkinson Street retail areas by new dedicated heat pumps and high-level cassette units. The external heat pumps shall be located in the loading bay and the cassette units shall be mounted at high level within the retail spaces.

3.3.3 Public Health

New domestic cold water shall be provided from the existing boosted cold water service feeding the refurbished offices. Domestic hot water shall be provided from local electric water heaters.

New drainage shall be provided as required to serve the proposed Atkinson Street retail space.

3.3.4 Lighting

New LED lighting shall be provided to the Atkinson Street retail unit.

3.3.5 Fire Alarm

A new Fire Alarm shall be provided in the Atkinson Street retail space. This shall be linked to the building wide system.

3.4 Shower Block

3.4.1 Ventilation

The showers and toilet areas shall be provided with balanced supply and extract ventilation to provide fresh air and extract moist stale air in line with the requirements of Part F. A ceiling void mounted supply and extract fan shall be installed to serve the shower and toilet area with intake and exhaust via existing penthouse louvres in the lightwell.

3.4.2 Heating

Heating shall be provided to the shower areas by wall mounted electric heaters.

3.4.3 Public Health

New domestic cold water shall be provided from the existing boosted cold water service feeding the refurbished offices. Domestic hot water shall be provided from local electric water heaters.

New drainage shall be provided as required to serve the proposed shower block.

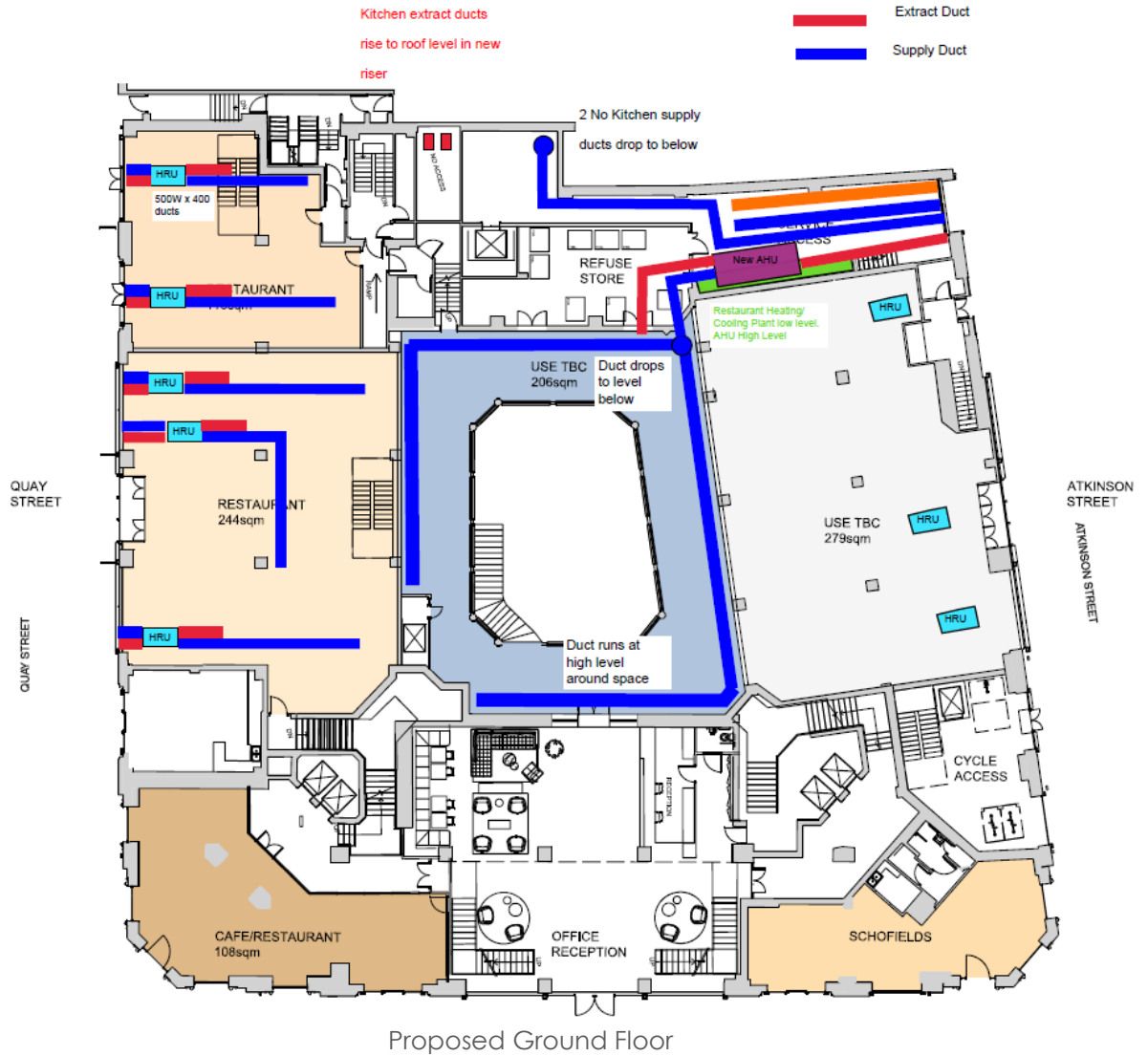
3.4.4 Lighting

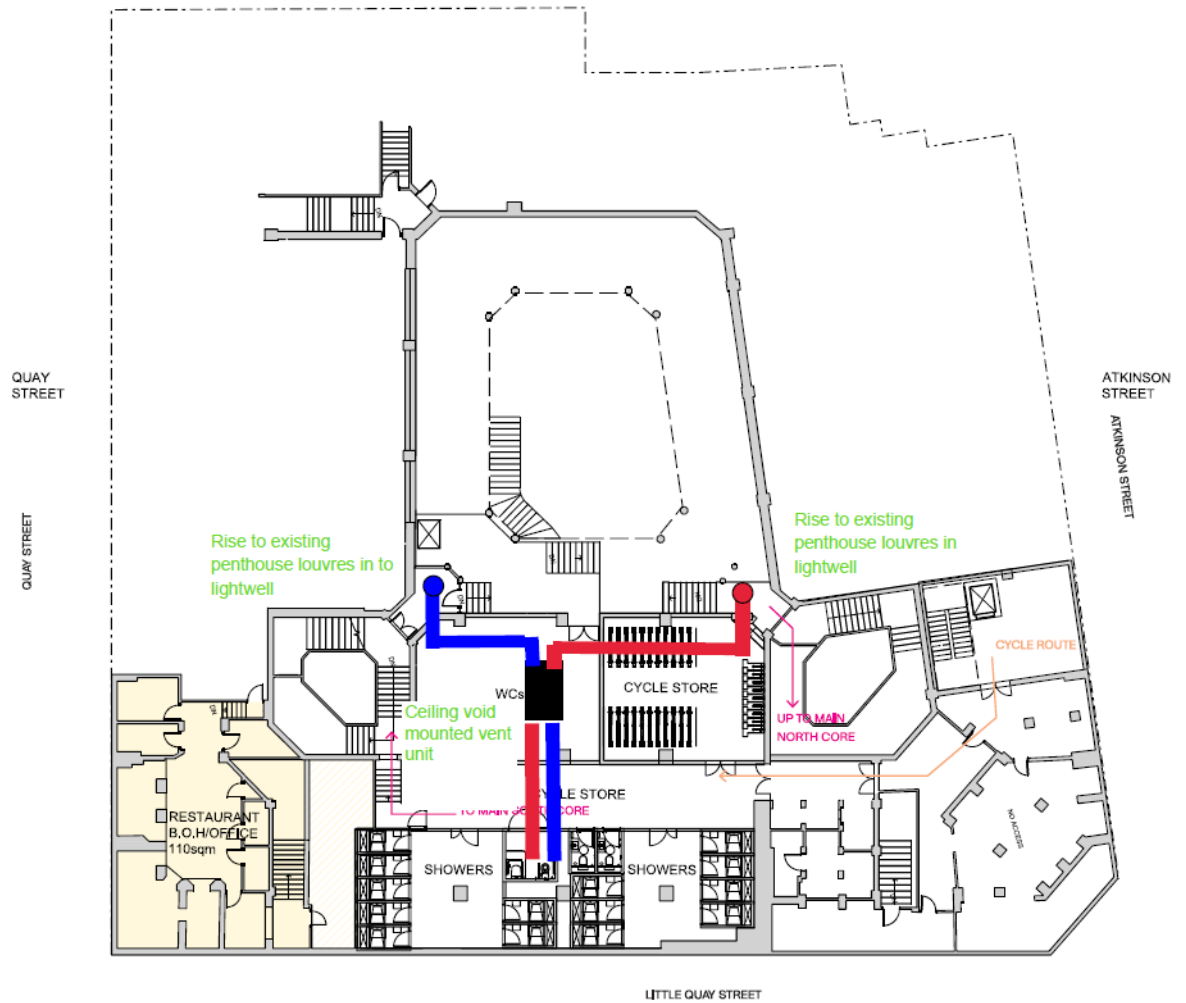
New LED lighting shall be provided to the shower block.

3.4.5 Fire Alarm

A new Fire Alarm shall be provided in the shower block. This shall be linked to the building wide system.

3.5 Drawing Appendix





Proposed Basement Mezzanine

