

Statement to accompany application to discharge LBC Condition 5

Project Name: Levels Digital and Gaming Hub
Project Number: ED3024-0055
Date: April 2025
Proposal: Refurbishment of listed former Whittles furniture store to create a digital and gaming hub
Site Location: 6-8 Duke Street, Whitehaven
Applicant: BEC
Agent: NORR Consulting Ltd

1.0 Introduction

This statement is to accompany an application to discharge Condition 5 of Listed Building Consent ref:4/24/2247/0L1:

"Prior to its installation, detailed specifications of the internal mechanical heating and ventilation infrastructure including any scheme of ducting shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be completed in accordance with the approved details.
Reason

For the avoidance of doubt and to preserve and maintain the character of the Listed Building in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028"

2.0 Design Strategy

(extracted from Design Report by Link MEP, mechanical and electrical consultants)

The aspiration for the building is to provide a nett zero carbon in operation development using Low or Zero Carbon technologies as required under the planning requirements and good practice.

The building will be generally mechanically ventilated throughout through independent ventilation heat recovery units (VHRU) providing fresh, treated supply air. The separate VHRUs for each floor level will enable the building to divide into distinct ventilation zones to suit different functions.

CO2 detectors will provide an occupancy-based controlled system that will react to occupancy levels.

Each VHRU will connect to a system of supply and extract ductwork and strategically located grilles and diffusers.

Sound attenuation will be provided on the intake and exhaust sections of the system to ensure noise levels are in accordance with acoustic consultant's recommendations to meet planning guidelines.

Local extracts will be provided to café servery, cleaners' cupboards, internal refuse store and WC's.

Heating and comfort cooling will be provided through variable refrigerant flow (VRF) systems to each floor connected to outdoor unit condensers at roof level.

The refrigerant pipework distributes from the roof top condensers through the service riser to connect to the VRF units on each level.

An electric door curtain will be provided above the main entrance door.

Electric panel heaters will provide heating within the circulation cores and WC areas

3.0 Installation

Due to the limited headroom (particularly on upper floors) and the interior design philosophy suspended ceilings are limited to those required to improve acoustics in the sound recording and editing rooms and suspended bulkheads on the ground floor to delineate spaces and reduce the impact of the higher ceiling on this level.

The original soffit (replaced with fire resisting boards to meet building regulations and fire safety requirements) forms the ceilings to most spaces.

The interior design concept for the building references a printed circuit board, supplying power and data to the different gaming and IT functions. This is represented with applied graphics to walls and ceilings and exposed cable and data trunking, following patterns derived from printed circuit boards.

The exposed data and power cabling installed below the ceiling level will limit the extent of intrusion into the listed building fabric and will be easily accessible for future adaptation.

The exposed ventilation ducting and VRF pipework is designed to coordinate with the cable trunking and routed to limit the impact of the ductwork into historic fabric of the building

In line with the working aesthetic of the facility the cable trunking and ductwork will have a galvanised steel finish.

Refer to drawings and specification listed below for details of ventilation, heating and cooling systems.

Mechanical Services Specification

LUWH-LNK-XX-00-DR-M-55001-C03 Mechanical Services Level 00 Heating and Cooling Layout

LUWH-LNK-XX-00-DR-M-57001-C03 Mechanical Services Level 00 Ventilation Layout

LUWH-LNK-XX-01-DR-M-55001-C03 Mechanical Services Level 01 Heating and Cooling Layout

LUWH-LNK-XX-01-DR-M-57001-C03 Mechanical Services Level 01 Ventilation Layout

LUWH-LNK-XX-02-DR-M-55001-C03 Mechanical Services Level 02 Heating and Cooling Layout

LUWH-LNK-XX-02-DR-M-57001-C03 Mechanical Services Level 02 Ventilation Layout

LUWH-LNK-XX-03-DR-M-55001-C03 Mechanical Services Level 03 Heating and Cooling Layout

LUWH-LNK-XX-03-DR-M-57001-C03 Mechanical Services Level 03 Ventilation Layout