



**Project:** Cooke's Studios, 102 & 104 Abbey Road

**Document:** M&E Feasibility Report

### Electrical Services

The electrical services within Cooke's Studios are in a good condition, with the installation giving a rustic / semi-industrial appearance which enhances the building's original features.

There is one electric supply for both buildings which is adequate for the proposed alteration / adaptations.

For the basement development a new local three-phase distribution would need to be installed, to provide electric supplies for the new lights, general power, and mechanical supplies.

For the 3<sup>rd</sup> floor / attic works we propose to provide the electric supplies from a local distribution board on the 2<sup>nd</sup> floor level.

All new installations will be specified and installed to match the current electrical services installations.

The lighting schemes in the basement and ground floor will have a mixture of linear lights for static displays, with adjustable spotlights allowing the tenants to create specific lighting scenes to suit their requirements.

Additional sockets will be installed allowing the tenants to plug in portable lights, displays etc. Cooke's Studios will need to have a strict Portable Appliance Testing (PAT Test) control measures in place, to minimise the risk of faulty equipment being used. This can be carried out by a trained member of staff.



### Mechanical Services

The mechanical services within Cooke's Studios are in good working condition, with heating be provided by a mixture of radiators, electric panel heaters and air conditioning units.

Within the basement there are 3no. A/C condensers' which provide the heating and cooling for the A/C cassettes on the ground floor in 102 Abbey Road. These units could be considered to remain in this location if no development work was to be undertaken within that area, however for the basement area to occupied by tenants & members of the public the condensers will need to be removed and considered for a change to be supplied via an external VRF condensing unit to be located on the 2<sup>nd</sup> floor roof terrace area.

Where the basement area of 102 Abbey Road is going to be refurbished for usage as shown on the Architects plans, in-line with Option1, then it is proposed that a shallow based underfloor heating system will be provided, along with a supply & extract ventilation system to satisfy the requirements of the occupied spaces within that area. Where Option 2 may be being considered, then it would simply be proposed to provide a high-level pipe heating coil and some basic extract ventilation, to match what was previously installed in the 104 basement areas.

Within what will become the central area of Ground floor parts of this building, it will be required to modify the existing heating & ventilation systems to meet the new requirements whilst some additional supply & extract ventilation will be provided to the new completely enclosed central Tenant area.

The ground floor area within 102 Abbey Road, whilst already being provided with 3No. A/C cassette units, will require the provision of supply & extract ventilation to assist in the climate control of the 2 areas indicated on the plans.

The 3<sup>rd</sup> floor attic space is to be considered for conversion for a separate Tenant space, and is to be provided with completely new heating, ventilation and hot & cold-water services.