



Project Ref:	2444
Client:	JD Wetherspoon PLC
Project Address:	The Art Picture House 20-36 Haymarket Street Bury BL9 0AY
Document Title:	Supplementary Planning Information for Customer Area System
Date:	3 rd December 2025





One Line Overview:-

The site requires a HVAC system replacement including the both of the customer area supply AHU's and controls.

Brief Summary:-

The existing customer area HVAC installation is mostly original from the time the site was developed (Approx. 2009) and some of it looks to have been inherited from the previous occupant of the building. The customer area kit requires efficiency and age related replacement and a redesign of the currently ineffective heating / cooling distribution ductwork. The existing customer area HVAC struggles with heating in the winter and cooling in the summer and is pretty ineffective.

Significant investment is proposed into this site and so the HVAC scheme needs to be updated / modernised accordingly.

Report Background:-

This supplementary information has been requested in order to further describe the proposed works and summarise their necessity.



Existing Customer Area Systems:-

The Art Picture House, Bury was developed as a Wetherspoons around 2009. The HVAC installation generally follows the standard template of a site with internal plant space however some of it has been inherited from a previous occupant of the building so is not quite to a standard JDW specification. Site has a plant area on the upper balcony where there is a customer area packaged AHU (Heating Only). A second heating only AHU is located to the front of the building on one of the upper floors, this serves the area in front of the window.

Customer Area AHU 1&2:-

The customer area has 2 No. gas fired heating only AHU's located on the upper floors. The main AHU is located on the upper circle balcony and is as manufactured by Winterwarm, model WSP100C-24H/L. The AHU has an airflow of 2.7m³/s and 110kW of heating capacity. The unit supplies air through limited grilles on under the balcony and to the sides of the customer area.

The second AHU is smaller and serves the dropped ceiling area in front of the main windows. This unit is as manufactured by Winterwarm, model WSP47C-24. This AHU has an airflow of 1.1m³/s and 51.7kW of heating capacity. The unit supplies air through grilles in the dropped ceiling in front of the main windows.

Combined therefore the AHU has approx. 3.8m³/s of ventilation and 160kW of heating.

The AHU's are heating only and do not provide cooling, they are over 15 years old and are a brand which is difficult to obtain parts for.

The units are not of the required efficiency for a JDW site and require replacement with new efficient units capable of cooling as well as heating.

The air handling units serve grilles located throughout the site. AHU 2 supplies the grilles in the ceiling of the low level area to the front of the site, it is the intention that these grilles are retained and reused. AHU 1 currently supplies grilles

Customer Area Ductwork and Grilles:-

The customer area distribution ductwork is poor. There are insufficient grilles in certain areas leading insufficient airflow in places within the customer area. Further grilles are required at the rear of the customer area and to the sides via the balconies. It should be noted that the existing AHU 1 is located on the upper circle balcony and is currently ducted down either side of the customer area to grilles located on the balconies. The existing system is very similar to the proposed, the only difference being that the proposed system will have additional grilles.



Proposed Customer Area Systems:-

The works proposed are to remove the existing customer area air handling units and replace them with new, efficient, ducted air conditioning units located within the customer area space.

Ventilation is to be provided to the space in accordance with building regulations and as shown on the proposed drawings.

The proposal is to install 4 No. ducted air conditioning units in place of the 2 no. existing AHU's. These are to be installed as follows:-

Unit 1 is located above the new glass wash adjacent to the proposed new bar. The unit will be in the ceiling void above the glasswash and will be fixed to the new glasswash structure. This unit will serve grilles located above the length of the new bar and will be recirculation only via a return grille above the glass wash door.

Unit 2 is located on the first floor in place of the existing AHU 2 and serves the grilles to the lower ceiling area at the front of the site. The ductwork and grilles are existing in this area and these are to be retained and reused. The AC unit will be mounted on a Unistrut frame and will be floor mounted. This unit will be recirculation only via the existing return air grille.

Unit 3 and 4 are to be located on the upper circle balconies. The existing ductwork and grilles in this area are to be removed and new ducts run in the same place. These new ducts will serve drum louvres located on the balcony blowing down into the space below. The drum louvres will be installed above the existing balcony railing requiring no alterations or holes in the existing structure. This option has the least impact on the original building fabric, with the drum louvres being completely removable. Furthermore, they can be designed into freestanding artwork, providing an opportunity to conceal them further while maintaining flexibility and preserving the integrity of the space.

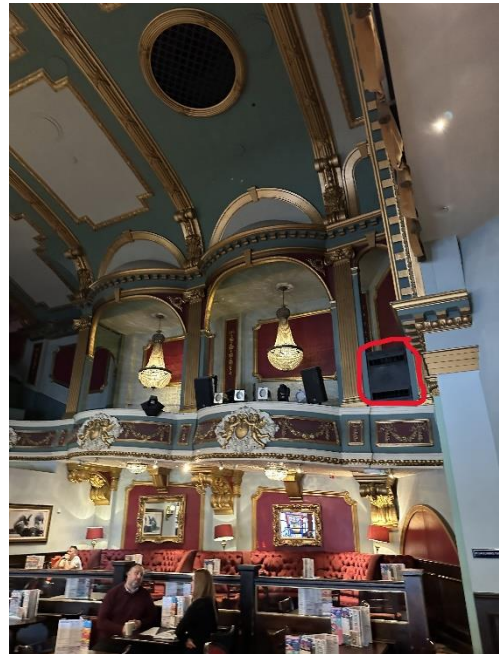
It should be noted that the existing AHU1 currently located on the upper circle balcony is to be removed. There will therefore be no customer area plant or ductwork in this area so nothing to be viewed from below. The only visible parts of the system will be the drum louvres however these can be coloured to any matching colour required. The new ductwork will be routed in place of the existing and the new grilles will be supported independently of the building so that on removal no trace is left.



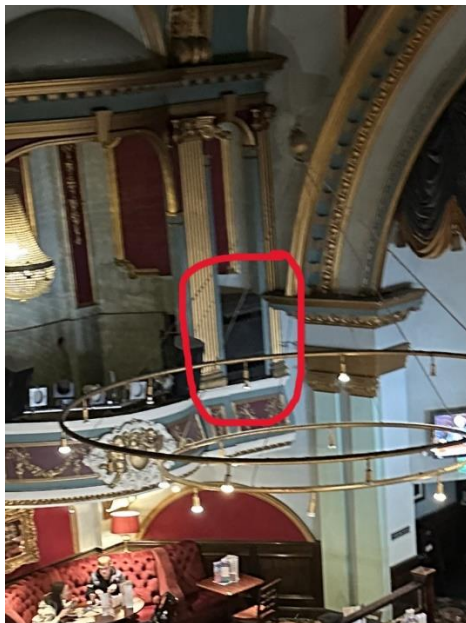
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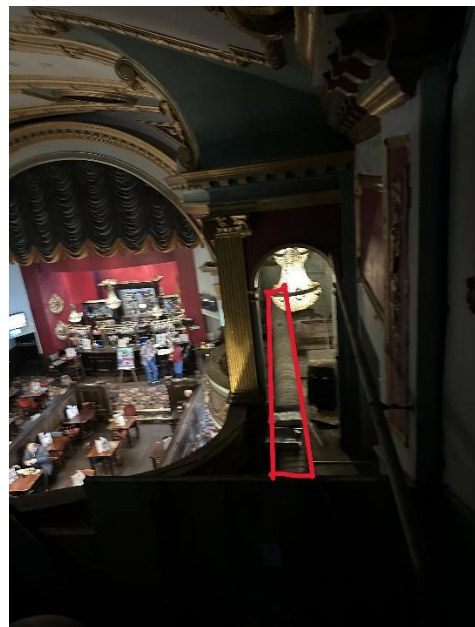
Existing plant in this area removed



Existing Grille Serving Area to be removed



Existing Grille Serving Area



Existing duct (To be replaced)



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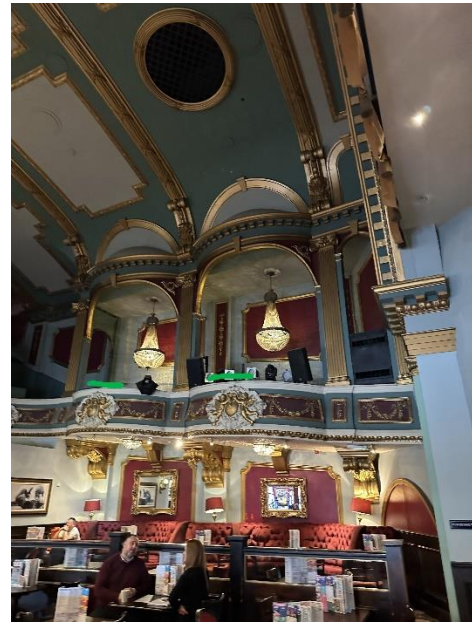
New Grille Locations



New Grille Locations



New Grille Locations



New Grille Locations



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Example of grilles in similar JDW Ex Theatre Site



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