Clearbell UK Strategic Limited Partnership

Freetrade Exchange, Refurbishment

Ventilation Statement

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Document Control

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Issue 1	13/12/2021	Draft Issue
Issue 2	08/02/2022	Updated to include comments

1.0 Ventilation Statement

This document provides a brief outline of the ventilation strategy for the refurbishment of the existing Freetrade Exchange office building.

The development comprises;

– Refurbishment of speculative office building with flexible retail space at lower ground floor level

Ventilation rates used throughout the development will be in accordance with Building Regulations Approved Document F 2010.

All exhaust air will be treated to satisfy the requirements of the Local Environmental Health Officer and to limit odour emissions.

The office is to be speculative however the ventilation system will be provided as part of the CAT A fit-out as a landlord's system. Ventilation to the speculative office areas will be provided through the use of air handling plant with heat recovery located at roof level. Supply ventilation will be provided to the office space via ductwork routed from the roof mounted AHU through the existing risers to distribute within the floor void of each space. Extract ventilation will be provided to the office space via return air bell mouths located at high level within each space.

Supply and extract ventilation will be provided to core area toilets via local air handling plant with heat recovery located within the ceiling void of the area served. External louvres will be provided to facilitate air intake and air discharge local to the core toilet areas. Refer to the Architects proposed elevations for further details.

Ventilation to the basement area will be provided via dedicated air handling plant with heat recovery located within the ceiling void of the ground floor rear entrance. Fresh air intake and exhaust air discharge will be via the existing high level louvre located above the existing car port. Refer to the Architects proposed elevations for further details.

<u>Lower Ground Floor Retail Space</u>

As the retail space at lower ground floor level could be used for a variety of uses, an allowance has been made within the building to accommodate supply and extract ducts from lower ground floor level, rising through all levels, via dedicated risers, to discharge to atmosphere via roof mounted air handling plant. Plant space will be provided at roof level for future fit out of the lower ground floor. All exhaust air will be treated to satisfy the requirements of the Local Environmental Health Officer and to limit odour emissions.

A bin store will be provided as part of the Lower Ground floor provision. A dedicated extract fan will be provided to serve this area with ductwork routed to discharge at high level at ground floor level. Refer to the Architects proposed elevations for further details

<u>Controls</u>

Controls for all ventilation systems will be provided in accordance with the Non-Domestic Building Services Compliance Guide 2013 Edition where applicable.

The specific fan power and heat recovery efficiency of all mechanical ventilation systems will be in accordance with the Non-Domestic Building Services Compliance Guides 2013 Edition where applicable.

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