CIS Tower, Manchester
Planning Submission
Ventilation Strategy Statement Revision 3 **January 2020**

Introduction

This statement has been prepared to provide outline details of the ventilation proposals for the proposed refurbishment of CIS Tower, Manchester.

The description of development as stated on the application form for Full Planning Permission is as follows:

> "Planning Permission for the wholesale refurbishment of the CIS Tower, including the refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzic Street and on the eastern elevation of the building; provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level, together with construction of a 3-storey extension to the Podium for office accommodation (Use Class B1); and change of use to basement and ground floor from B1 office to mixed uses (A1, A3, B8, D1 and D2), and the provision of new landscaping and associated works"

The description of development as stated on the application form for Listed Building Consent is as follows:

> "Listed Building Consent for the wholesale internal and external refurbishment of the building for office accommodation on level 1-25 (Use Class B1), including refurbishment of single glazed façade and replacement of solar panels on the service tower; demolition of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium; external alterations to ground floor façade including an extension to the ground floor entrance lobby; creation of new entrances on Dantzic Street and the eastern elevation of the building; alternations to the existing public realm alongside the creation of a new rooftop plant and screen at level 8; removal of external signage and associated works"

The development consists of the refurbishment of an existing Grade II Listed Building, comprising a total of twenty-nine floors including Basement levels.

- Basement Level B3 will remain as plant area
- Basement Level B2 and B1 Lower will remain as an archive store.
- Basement Level B1 will be refurbished to incorporate two Leisure Units and one Ballroom / Function Suite
- Ground Floor will be refurbished to incorporate three Retail Units, new reception area and Changing Rooms.
- Levels 1 to 4 existing office podium floors
- Level 5 to 7 new office podium floors
- Level 8 new external plant compound
- Levels 6 to 25 existing office tower floors

The design and installation of ventilation systems will be developed in line with the following:

- Current Building Regulations Approved Documents
- CIBSE Guidebooks
- Health and Safety at Work Act
- Manchester City Council planning conditions and requirements
- BREEAM
- All relevant British Standards and Codes of Practices.

Retail & Leisure Units

The heating, cooling and ventilation for the retail and leisure units will be a tenant's fit out item with the following servicing strategy:

- Air source heat pumps (VRV/VRF) or similar with condenser units located within the podium floor rooftop plant compound
- Inlet and exhaust ventilation louvres will be provided on the building façade for each retail and leisure unit.
- A new smoke extract system will be provided which will be common to the both the office spaces and retail/leisure units.
- Provision for catering facilities will be made for all retail and leisure units and riser space allowed through the building for kitchen ventilation systems to reach the roof level.

Commercial Offices

Generally the existing supply and extract ventilation system will be stripped out and replaced with new systems. The Level 25 Air Handling Unit (AHU) is proposed to be retained and reused as part of the refurbishment to serve a portion of the Tower office floors.
A Landlord central supply and extract system will be provided to serve existing podium office floors, the new podium extension office floors and a portion of the tower floors. The new systems will provide the occupants with adequate fresh air. The system shall be a continuous mechanical balanced ventilation system complete with heat recovery and shall be designed and installed in compliance with Building Regulations Approved Document F.

Multiple AHUs will be mounted at Level 8 roof, within a plant compound. Existing ventilation risers will be reused (were possible) to minimise the impact of the new systems on the building.

The existing High Temperature Hot Water Boiler (HTHW) heating system is proposed to be reused as part of the refurbishment. As a result the existing flue discharge at the upper roof of the tower is proposed to be retained.

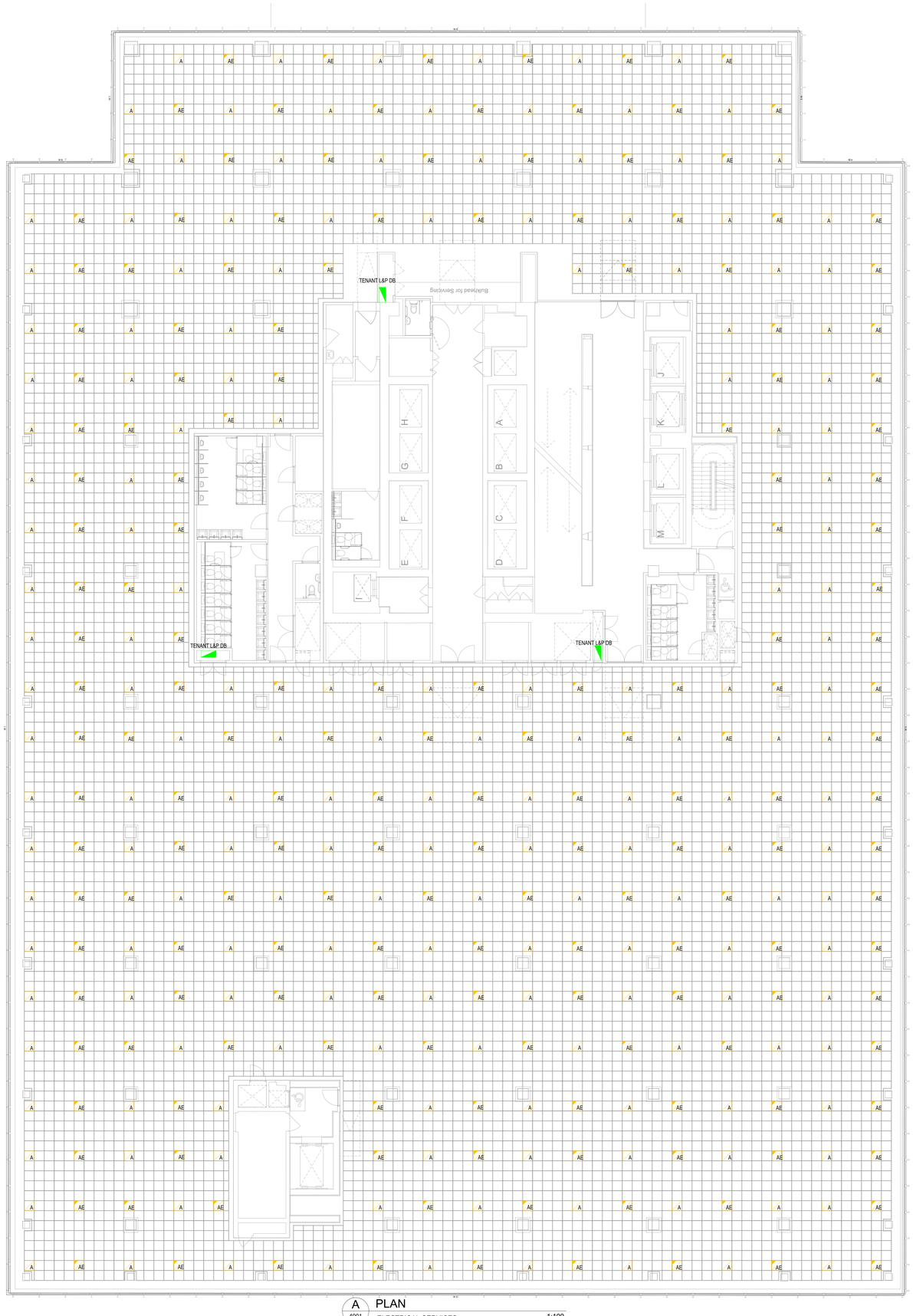
Provision for catering facilities will be made for the Function Space at Basement B1 and this will include riser space through the building for kitchen ventilation systems to reach the roof level. Space has been allocated in a riser serving the retail/leisure units.

Toilet Areas

The toilet areas will be provided with extract ventilation be reusing the existing systems (were possible) to achieve Building Regulations Approved Document Part F requirements. The existing ducts are to be stripped out and replaced as part of the refurbishment of the toilet areas.

Changing Rooms

Local supply and extract systems with heat recovery will be provided to serve the changing areas. The systems will achieve Building Regulations Approved Document Part F requirements.



A 4001 PLAN
ELECTRICAL SERVICES
PRELIMINARY CEILING LAYOUT
1:100

	LEGEND
A	MODULAR 600x600 LIGHT FITTING * DENOTES LUMINAIRE REFERENCE E DENOTES EMERGENCY FITTING
C	RECESSED DOWNLIGHT FITTING *DENOTES LUMINAIRE REFERENCE E DENOTES EMERGENCY FITTING
	DISTRIBUTION BOARD

This document and its contents are the property of the Purchaser/Employer and Crookes Walker Consulting. They may not be copied or reproduced in any way, in part or whole, without prior written approval of both parties. Violations will result in legal action.
This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT
REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):
ARCHITECTS: 10246-SHP-Z1-02-PL-A-B5D3-G332-001

Rev	Date	Description	Eng	Chk
P1	24.01.20	ISSUED FOR INFORMATION	GB	ML

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999
The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409
E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client
DEVONSHIRE (CIS TOWER) LIMITED

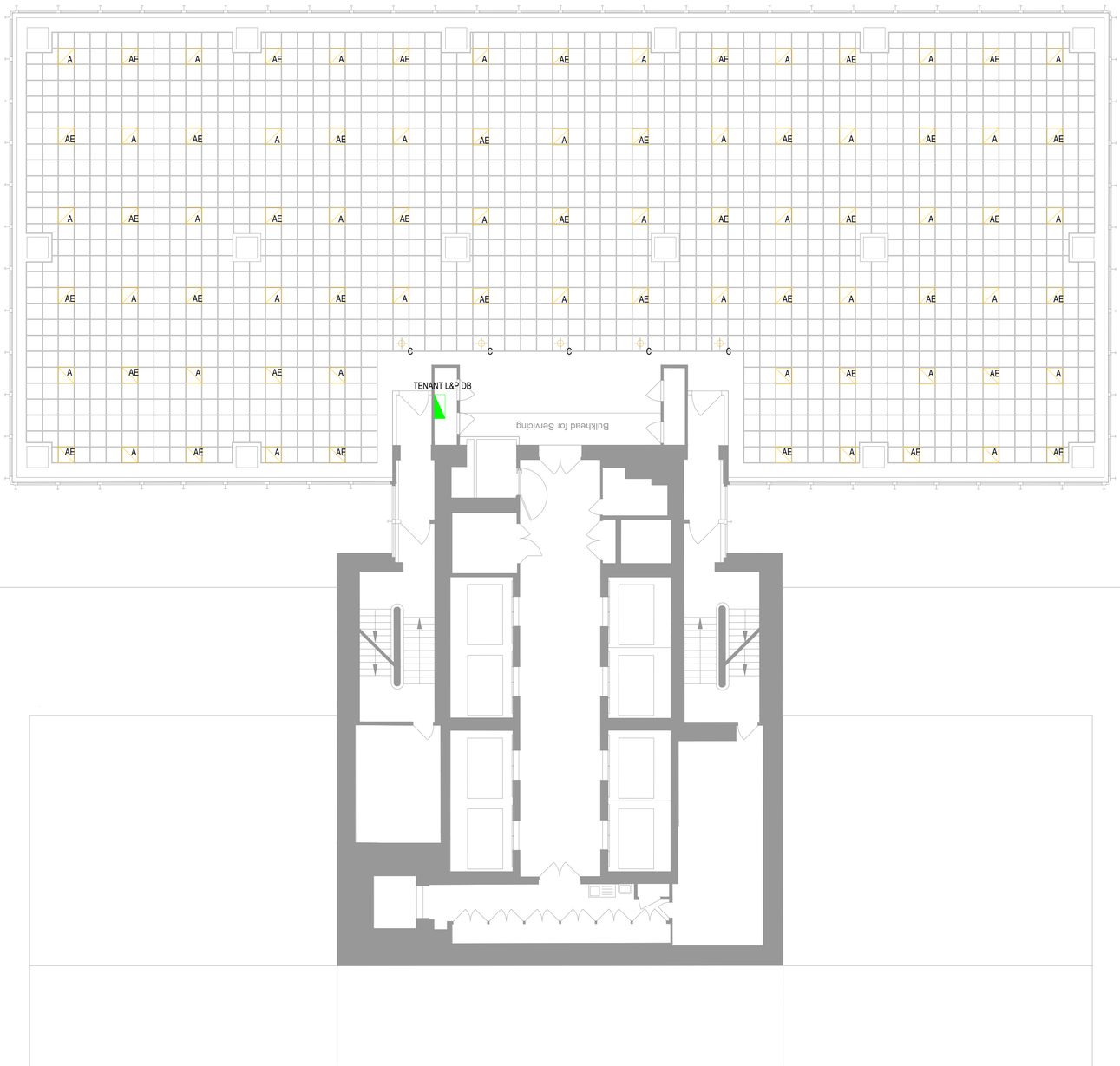
Project
CIS TOWER REFURBISHMENT
MILLER STREET
MANCHESTER

Drawing Title
INDICATIVE LIGHTING LAYOUT
TYPICAL PODIUM FLOOR

Status
STAGE 2

Project No.	Drawn	Scale / Paper Size
1938	WN	1:100 @ A0

Drawing No. CIS-CWC-ZZ-02-DR-E-6301 Rev P1



A 4002 PLAN

ELECTRICAL SERVICES
PRELIMINARY CEILING LAYOUT

1:100

	LEGEND
A	MODULAR 600x600 LIGHT FITTING * DENOTES LUMINAIRE REFERENCE E DENOTES EMERGENCY FITTING
C	RECESSED DOWNLIGHT FITTING *DENOTES LUMINAIRE REFERENCE E DENOTES EMERGENCY FITTING
	DISTRIBUTION BOARD

This document and its contents are the property of the Purchaser/Employer and Crookes Walker Consulting. They may not be copied or reproduced in any way, in part or whole, without prior written approval of both parties. Violations will result in legal action.
This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

Rev	Date	Description	Eng	Chk
P1	24.01.20	ISSUED FOR INFORMATION	GB	ML

Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client

DEVONSHIRE (CIS TOWER) LIMITED

Project

CIS TOWER REFURBISHMENT
MILLER STREET
MANCHESTER

Drawing Title

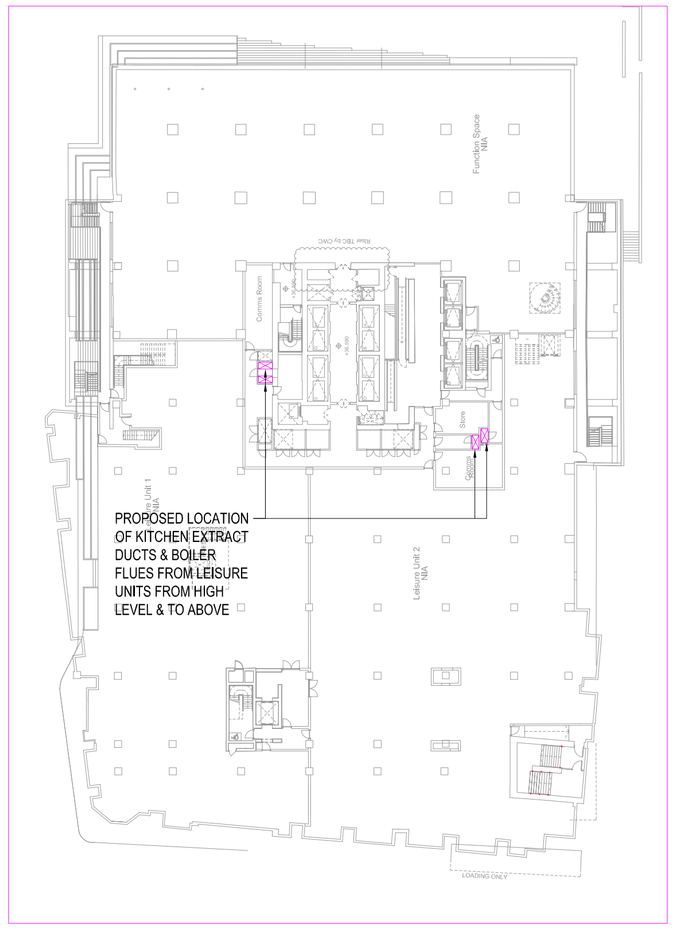
PROPOSED LIGHTING LAYOUT
TYPICAL TOWER FLOOR

Status

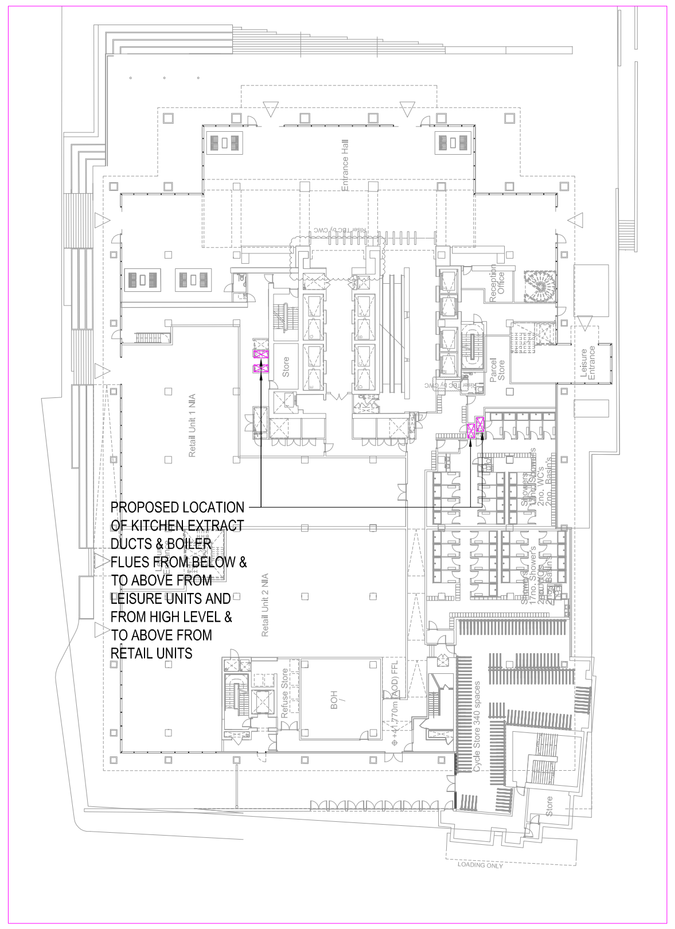
STAGE 2

Project No.	Drawn	Scale / Paper Size
1938	WN	1:100 @ A1

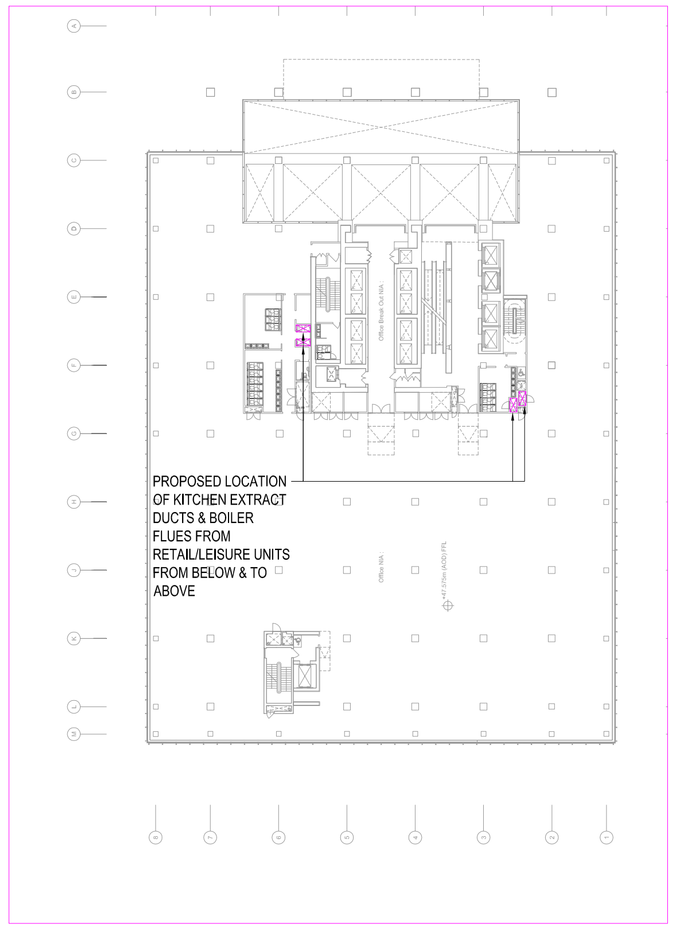
Drawing No. CIS-CWC-ZZ-15-DR-E-6301 Rev P1



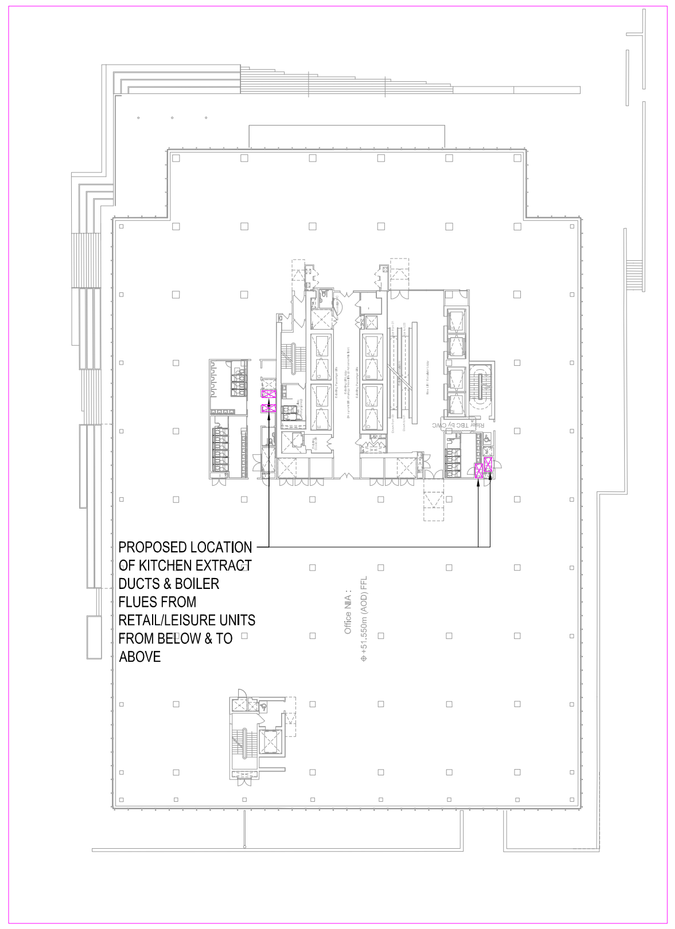
A 5701 PLAN
BASEMENT B1 NTS
PRELIMINARY FUME EXTRACT ROUTE



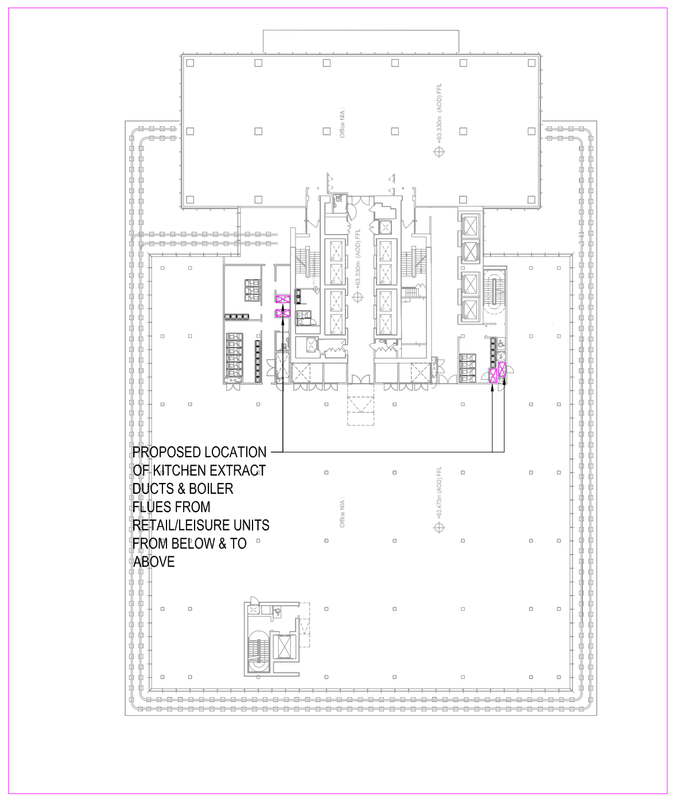
B 5701 PLAN
GROUND LEVEL 00 NTS
PRELIMINARY FUME EXTRACT ROUTE



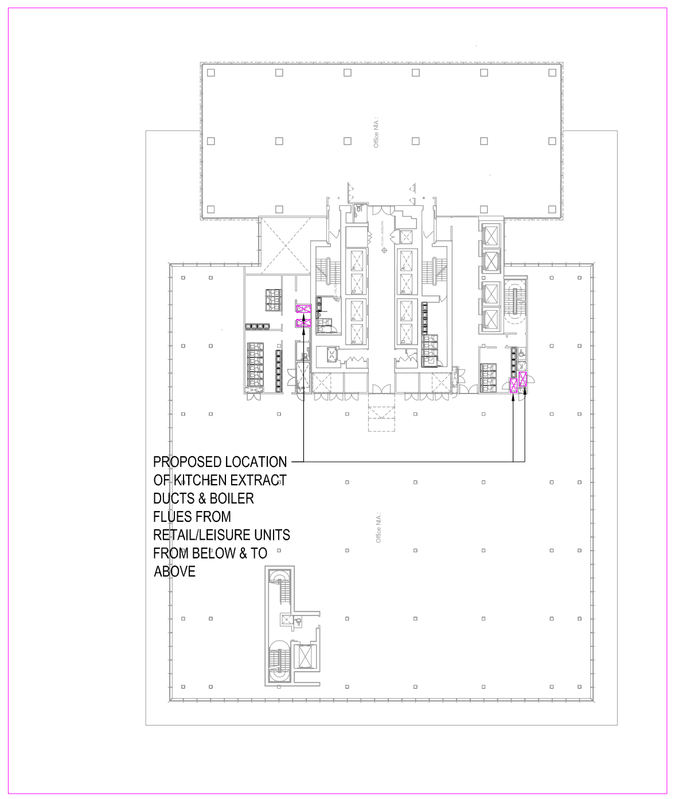
C 5701 PLAN
LEVEL 01 NTS
PRELIMINARY FUME EXTRACT ROUTE



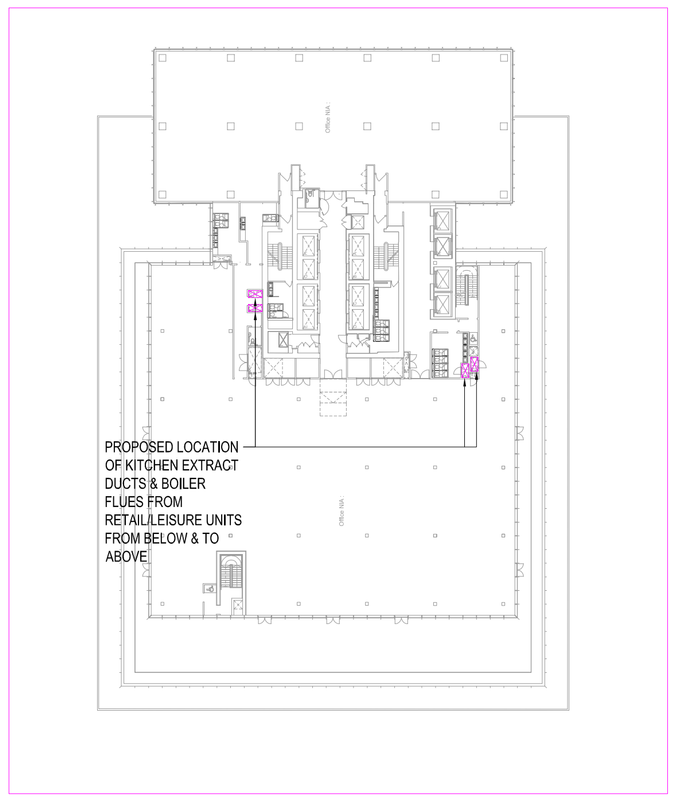
D 5701 PLAN
TYPICAL LEVEL 02 TO 04 NTS
PRELIMINARY FUME EXTRACT ROUTE



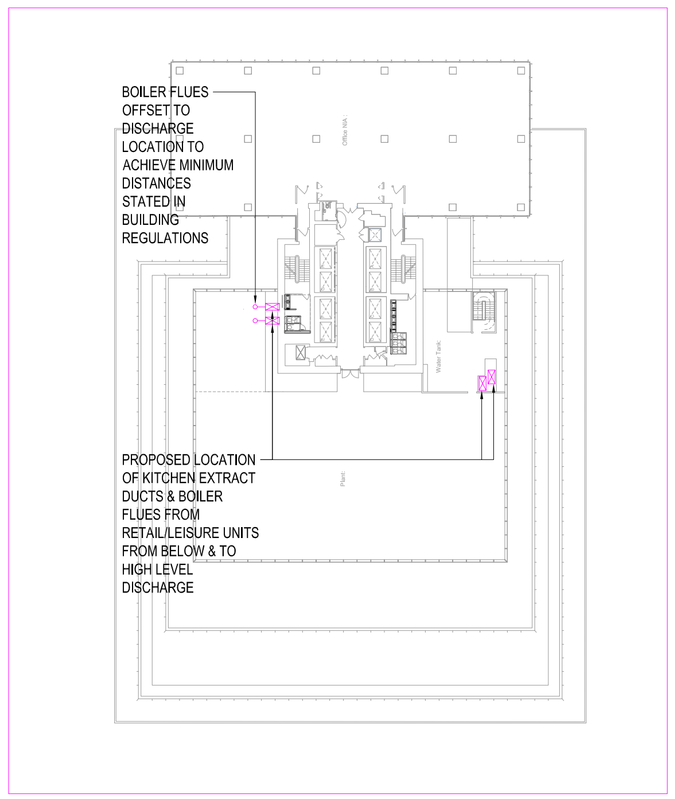
E 5701 PLAN
LEVEL 05 NTS
PRELIMINARY FUME EXTRACT ROUTE



F 5701 PLAN
LEVEL 06 NTS
PRELIMINARY FUME EXTRACT ROUTE



G 5701 PLAN
LEVEL 07 NTS
PRELIMINARY FUME EXTRACT ROUTE



H 5701 PLAN
LEVEL 08 NTS
PRELIMINARY FUME EXTRACT ROUTE

This document and its contents are the property of the Purchaser/Employer and Crookes Walker Consulting. They may not be copied or reproduced in any way, in part or whole, without prior written approval of both parties. Violations will result in legal action.
This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

ARCHITECTS: 10246-SHP

Rev	Date	Description		
P1	24.01.20	ISSUED FOR INFORMATION	ML	

Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client
DEVONSHIRE (CIS TOWER) LIMITED

Project
CIS TOWER REFURBISHMENT
MILLER STREET
MANCHESTER

Drawing Title
PROPOSED FUME EXTRACT ROUTES TO PODIUM ROOF

Status
STAGE 2

Project No.	Drawn	Scale / Paper Size
1938	RC	1:100 @ A1

Drawing No. CIS-CWC-ZZ-XX-DR-M-5701 Rev P1