40-46 Princess Street, Manchester

Planning Submission Ventilation Statement

Ref: 1431 R001 Rev P1 Date: 21/04/2017

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Revision Record

Date	Reference	Revision	Prepared By	Checked By
05/04/2017	1431 R001	P1	ML	CA

1.0 Introduction

This statement has been prepared to provide outline details of the ventilation proposals for 40-46 Princess Street, Manchester.

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

All relevant British Standards and Codes of Practices.

All ventilation systems will be specified to meet the acoustic requirements.

1.1 Office Areas

The office areas are to be provided with natural ventilation via opening windows to achieve the guidelines of CIBSE AM10, with a provision for mechanical ventilation in areas where these guidelines cannot be achieved. The ventilation systems proposed will provide adequate supply ventilation to satisfy the buildings proposed occupation density.

1.2 Office Sanitary Facilities

Toilet extract ventilation to the offices will be provided by a central twin fan unit to serve all toilets. Air will be discharged at roof level.

The sanitary facilities within each Landlord's core area will be provided with extract ventilation at rates which exceed the minimum requirements of Part F whilst remaining energy efficient.

All ventilation systems will be specified to meet the acoustic requirements set out in the Acoustic Planning Report by the acoustic consultant.

1.3 Café (ground floor A3 retail unit)

The proposed café ventilation is part of the Tenant's fit out and will be by high level louvres in the ground floor façades off Harter Street (these will be planned carefully to limit their impact on the buildings aesthetics).

Kitchen extract systems will be vented at roof level at a minimum of 1.0m above the eaves of the building. A dedicated riser with access at all floors will be provided to enable the Tenant to install the kitchen extract duct.

The kitchen extract systems will be designed to meet the various criteria in the Chartered Institute of Building Services Engineers, DW172 and DEFRA design guidance.

The design shall allow for space to accommodate the air filtration and treatment plant required to comply with the DEFRA design guidance and DW172.

1.4 Gym (basement unit)

The proposed gym ventilation is part of the Tenant's fit out and will be by high level louvres and duct routes in the basement floor façade off the Courtyard (these will be planned carefully to limit their impact on the buildings aesthetics).

Any boiler flue required as part of the gym fit-out will be external to the building and rise in the Courtyard area to roof level (to comply with Building Regulations).