Ventilation Statement Rev A

Units G06 and G07 are 2 separate units currently allocated for retail use, Use Class A1. This Ventilation Statement supports a planning application to secure a change of use for a restaurant / café use within these units, Use Class A3.

This Statement details the ventilation proposed for the units, including the location, design and rationale.

Vent Location

Internal Riser

OBI Property has surveyed the building throughout in an attempt to locate an internal riser that could be used for kitchen extract.

This option is not possible as there are no risers leading from the retail space at ground floor to roof level.

The building is subdivided into 2 completely separate areas as follows:

a. Magistrates court
    i. Occupy from 1st floor to roof level (with an entrance at ground floor)
    ii. Dedicated sub-mains at basement level
    iii. Air handling units and ventilation plant at roof level
b. Retail Units
    i. Occupy Ground floor and mezzanine levels
    ii. Entrance to the retail units all at ground floor
    iii. Dedicated plant room at mezzanine level for ventilation and air conditioning installations
    iv. Dedicated sub-mains room at ground floor
    v. Dedicated water supply at mezzanine level

The building management team at the Magistrates Court confirmed there is no internal riser that could be used for a kitchen extract.

Odour Eliminating Plant

OBI Property has also investigated the possibility of installing odour eliminating plant within the building and discharging the kitchen extract through the 1st floor plant room at low level.

The plant required would be:

1. Ecology unit - circa 6m x 2m, or;
2. Air Handling unit with UV filters, Electrostatic Filters and Carbon Filters - circa 5m x 1.5m

The physical size of this plant together with the area required for maintenance will not fit within the plant room.

The noise levels of this plant would also increase.

The Courts have expressed their concerns with any increase in noise and smells as a result of installing additional plant or discharging the fumes at low level.

The Magistrates Court has previously agreed to install ducts up the external elevation of the building, which is document in the tenants lease.

Therefore we have investigated all alternatives and are restricted to installing the ventilation ducts on the external elevation.

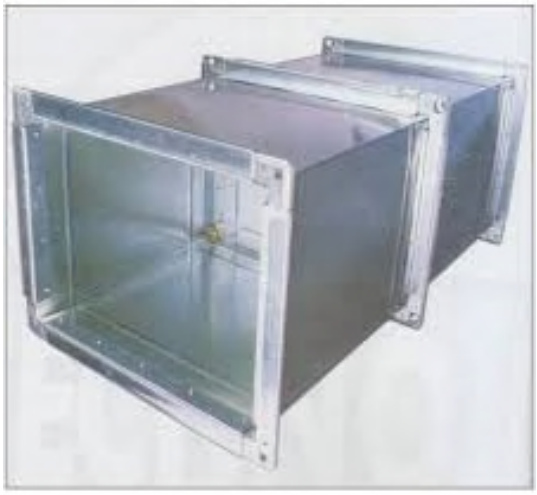
External Appearance of the Flues

The ducts specification is as follows:

- Prefabricated square stainless steel duct
- Powder coated to match the cladding colour. i.e. where the cladding is red sandstone the duct will be sprayed to match, similarly when the cladding is grey the duct will be sprayed

Below are images which illustrate the proposed ducts to be installed, which will be powder coated to match the cladding.





Rationale

The ducts have been sized to accommodate a typical restaurant extract flue. The ducts are centred equally to provide symmetry to the elevation.

The ducts have been designed to minimise the impact on the elevation and building, keeping both ducts the same size, same distance apart and cladding them in a similar colour to the building.

Options of extracting the flues at low level through the plant room louvers have been explored, however Environmental Health restricts exhausting kitchen flues at pedestrian level.

Additionally, the flues are located on the rear elevation which does not receive much passing footfall to reduce any visual effects.

Clarke, Rachel (UK - Manchester)

From: Cooper, John (UK - Manchester)
Sent: 24 April 2014 09:44
To: Clarke, Rachel (UK - Manchester)
Subject: FW: Fazenda Planning

From: Andrea George [mailto:Andrea.George@alliedlondon.com]
Sent: 24 April 2014 09:35
To: Cooper, John (UK - Manchester)
Subject: FW: Fazenda Planning

From: Goodall, Joanne [mailto:joanne.goodall@justice.gsi.gov.uk]
Sent: 02 April 2014 17:37
To: Andrea George
Cc: Jones6, Jayne
Subject: RE: Fazenda Planning

Andrea,

I can confirm that we am unaware of an internal riser which could be used and most definitely, any increase in internal noise or odours would be unacceptable to the Courts.

Thanks

Jo

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Working to deliver an effective, efficient and sustainable estate.

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