1.0 INTRODUCTION

This Statement has been prepared by the project's MEP Consultant's Flatt Consulting.

Sunlight House is bound by Quay Street, Little Quay Street and Atkinson Street. The surrounding buildings mainly consist of office, commercial (shops) and entertainment (restaurants, pubs, bars) buildings, with the most affected office building being No1 Spinningfields approximately 80m west of the site. The nearest residential buildings are approximately 100m southwest of the site along Byrom Street.

The building is an existing 14 storey office block, with retail and leisure facilities in the Basement and on the Ground Floor Level. It is located on Quay Street, just off Deansgate in Manchester City Centre. The building has a small café space located at ground floor reception level serving coffee, precooked, pre-made type food, predominantly for occupants of the building. The level of cooking envisaged as being light, predominantly reheating of sandwiches within grilles and/or baked goods in the microwave. No deep fat frying or gas appliances will be installed.

The site is shown in the Site Plan below.

Site Plan (Map Data © 2023 Google)

2.0 VENTILATION STRATEGY

It is proposed to provide a new café area to serve tenants of the building and general public in the existing ground floor area. A new external louvre (integrated as discretely as possible) will be provided in the existing glazing opening to allow for the connection of ductwork and extract ventilation from the café in line with Part F requirements.

It is intended the Café will be provided with a mechanical ventilation and heat recovery system to provide background ventilation to the space. No commercial kitchen or canopy-based extract system is required or proposed (the café will not include any cooking facilities). Careful consideration has been given to the ventilation strategy as can be demonstrated in the accompanying sketches. The air intake is located at high level ground floor, located so as to not to pull into the space contaminated air from vehicles and located away from any exhaust air outlets. The air exhaust is located at high level ground floor located such that the exhaust does not cause any nuisance to neighbours.

3.0 ODOUR, GREASE AND DUST CONTROL

As the Café preparation area is of a small scale, it is intended that it will mainly be used for preparation of sandwiches and hot/cold drinks. No hob cooking or frying is envisaged that would require any odour or grease control. Dust control for the mechanical supply and extract ventilation systems is achieved through the incorporation of panel filters within the mechanical heat recovery ventilation units. As such there will be limited odour nuisance resulting for the operation.

4.0 NOISE

Specific noise assessment and commentary has been prepared separately, however provided below is a short summary of the type of mechanical heat recovery ventilation units that are proposed. Manchester City Council requirements for noise are outlined in Manchester City Council's Planning & Noise Technical Guidance document (October 2022). Section 3.7.1.5 of this document states that "Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location".

The fans will be located within the mechanical ventilation and heat recovery unit located within the building and therefore not "external mounted". These units shall be located at high level within the café space inside the building and may be provided with attenuation to assist in the reduction of duct borne noise from external sources and any breakout noise to external from the units. The fans are of small scale associated with the size of the tenancy and it is not envisaged that noise breakout from the systems to the external will cause any nuisance as noise will be well below ambient noise levels in this part of the city centre. As such, there will be no noise nuisance resulting from the proposed louvre.

During the Technical Design stages of the development, the internal mechanical ventilation systems will be assessed as to their potential impact to the criteria and strategy set out within the Hann Tucker Associates Technical Memorandum RE:

Phase 1 Café Louvre Assessment. It is considered that the plant to be selected should readily meet the limiting sound pressure levels at 1m from the louvre and therefore the limits stated 1m from the nearest noise sensitive locations.

Document Control:

Authorisation			
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