

200-204 Deansgate

Kitchen Extract Appraisal Report

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PROJECT:
Kitchen Extract Appraisal
200-204 Deansgate
Manchester
M3 3NE

CLIENT:
CEG
Number One
Great Exhibition Way
Kirkstall Forge
LS5 3BF



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1. Executive Summary

The following reports appraise three separate options for the proposed routing of the new Ground Floor Tenants Kitchen Extract Ductwork, at 200-204 Deansgate, Manchester. The summary of these three options are provided below:-

- **Option 1 – Utilising the Existing Light Well**

This route utilises the central lightwell to discharge at roof level and would follow the same route as the existing Manahatta and Federal café kitchen extract ductwork, utilising the same steelwork support and supplementing with new where required.

The extract would discharge at roof level, within the central roof level plant space and would be sited lower than the height of the existing perimeter pitched roof ridge, similar to the existing kitchen extract ductwork thereby reducing odours and noise issues.

The benefit of this option from a planning and listed building consent perspective, is that it utilises an established plant route and discharge location at roof level and follows the same principle as the existing Manahatta and Federal Café kitchen extract ductwork.

- **Option 2 – Utilising the Existing Redundant Goods Lift Shaft**

This route utilises the redundant vertical goods lift shaft that is sited adjacent the proposed new tenants retail demise and would discharge at roof level, either through the side or the roof of the redundant goods lift shaft structure. This option has been discounted due to the confined space in the lift shaft, making access for maintenance and the frequent cleaning of the kitchen extract ductwork both difficult and dangerous. Penetrations for both the ductwork steel supports and the maintenance access points at regular intervals will also require installing into the existing shaft walls, where, given its age, there is a high risk of asbestos present. Finally, the requirement to form an opening through the lift shaft at roof level for the ductwork to discharge was also considered to cause more harm from a planning and listed building consent perspective.

- **Option 3 – Utilising the Existing Ground Floor Rear Louvres**

This route utilises the existing ground floor louvre openings sited to the rear of the proposed tenants retail demise, facing Little Quay Street. From an installation and maintenance perspective this is the preferred option. This route would require some minor external visual alterations to the existing louvres and glazing to the rear of the Ground floor unit, with new weatherproof louvres installed to provide both the Kitchen and General Supply and Extract systems. The only potential issue with adopting this route is that the new kitchen extract would be discharged at high level within the ground floor level rather than at roof level. However, the installation of suitable odour control systems and filters within the extract system would be installed to mitigate this.

2. Introduction

GLD Technical Consulting have been appointed by CEG to undertake an options appraisal for the proposed new Ground floor Tenants kitchen extract ductwork at 200-204 Deansgate, Manchester M3 3NE.

The proposed new tenant is a restaurateur and will be located within a former Ground/Basement retail Unit which is sited within the existing 5-Storey Grade 2 listed building. The new tenant will have a dedicated plantroom located at Ground floor level to accommodate their new kitchen extract fans and associated control equipment. This plantroom is to be sited adjacent the rear external louvre area opposite Quay Street.

The following report details three possible route options for the new Tenants kitchen extract ductwork to discharge externally from their new plantroom to ensure that no nuisance or disturbance is caused by odour, fumes, food droplets or noise to nearby properties.

The incoming Tenants will be responsible for the final design of their kitchen extract systems, including all odour/neutralising systems and grease/carbon control filters and will ensure their kitchen extract plant is in accordance with the following design parameters, guides, and legislative documentation:

- CIBSE Design Guides.
- Current Approved Documents of the Building Regulations for England
- Government legislation, Local Authority Regulations,
- Recommendations, Requirements and Byelaws.
- DW172
- Health and Safety at Work etc Act, including current regulations and Statutory Instructions issued by the Health & Safety Executive.
- British Standards and Codes of Practice.
- Local Authority Planning Requirements.

3. Option One - Utilising the existing central Lightwell.

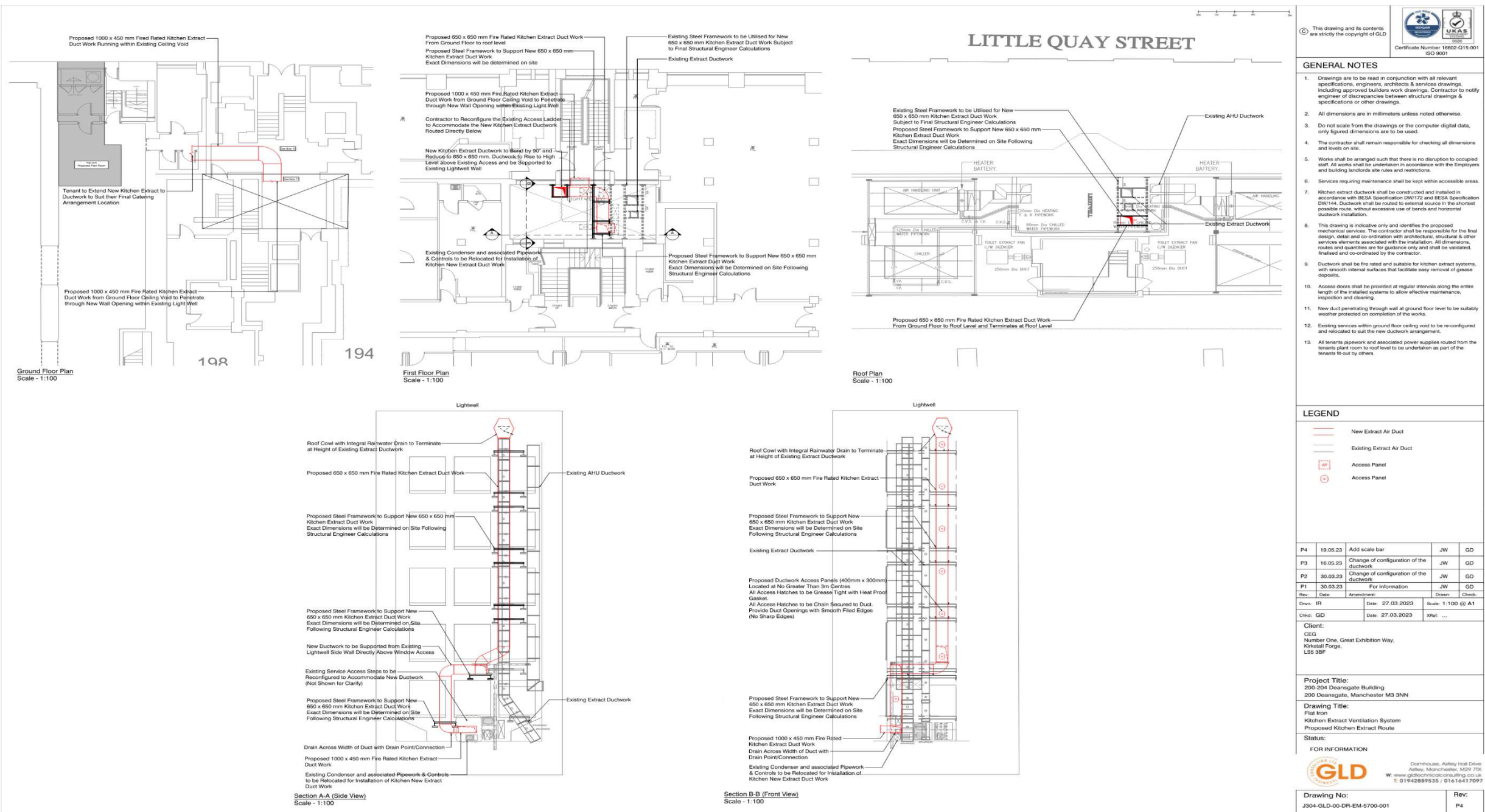
Located within the central lightwell of the building, are existing fire rated ductwork installations which has been previously installed as part of the fit-out of the existing Manahatta and Federal Café shop units. This Option proposes to utilise this existing lightwell route to accommodate the new tenants kitchen extract ductwork and to discharge up at roof level. The new fire rated extract ductwork would utilise the existing steelwork structural support, wherever possible, which would be supplemented with new where required.

At roof level, the new ductwork would discharge within the central plant space and would be lower than the height of the existing perimeter pitched roof ridge, similar to the height of the existing fire rated kitchen extract ductwork – generally as indicated on drawing J304-GLD-00-DR-EM-5700-001 Rev P4 (see Fig 3.1 on the following page).

However, in order to accommodate this new ductwork route, existing M&E plant sited within the existing ground floor circulation ceiling void and at the base of the lightwell itself, will need to be relocated. The existing access steps within the lightwell, which currently lead to first floor level, will also require reconfiguring in order to accommodate the new kitchen extract ductwork. New structural penetrations will be required within the existing lightwell brick elevation at ground floor level, immediately below the existing access steps, to allow the new ductwork to enter into the lightwell. Further penetrations will also be required in the light well wall in order to accommodate the additional ductwork steel support systems.

The benefit of this option, from a planning and listed building consent perspective, is that it utilises an established route and discharge location at roof level and will not be audible to the existing building occupants. However, the ground floor works and structural penetrations through the light well itself, are likely to be disruptive to existing building occupants whilst these works are undertaken.

Fig 3.1 - Option 1 – Utilising the existing Lightwell.



4. Option Two - Utilising the existing redundant Goods Lift Shaft

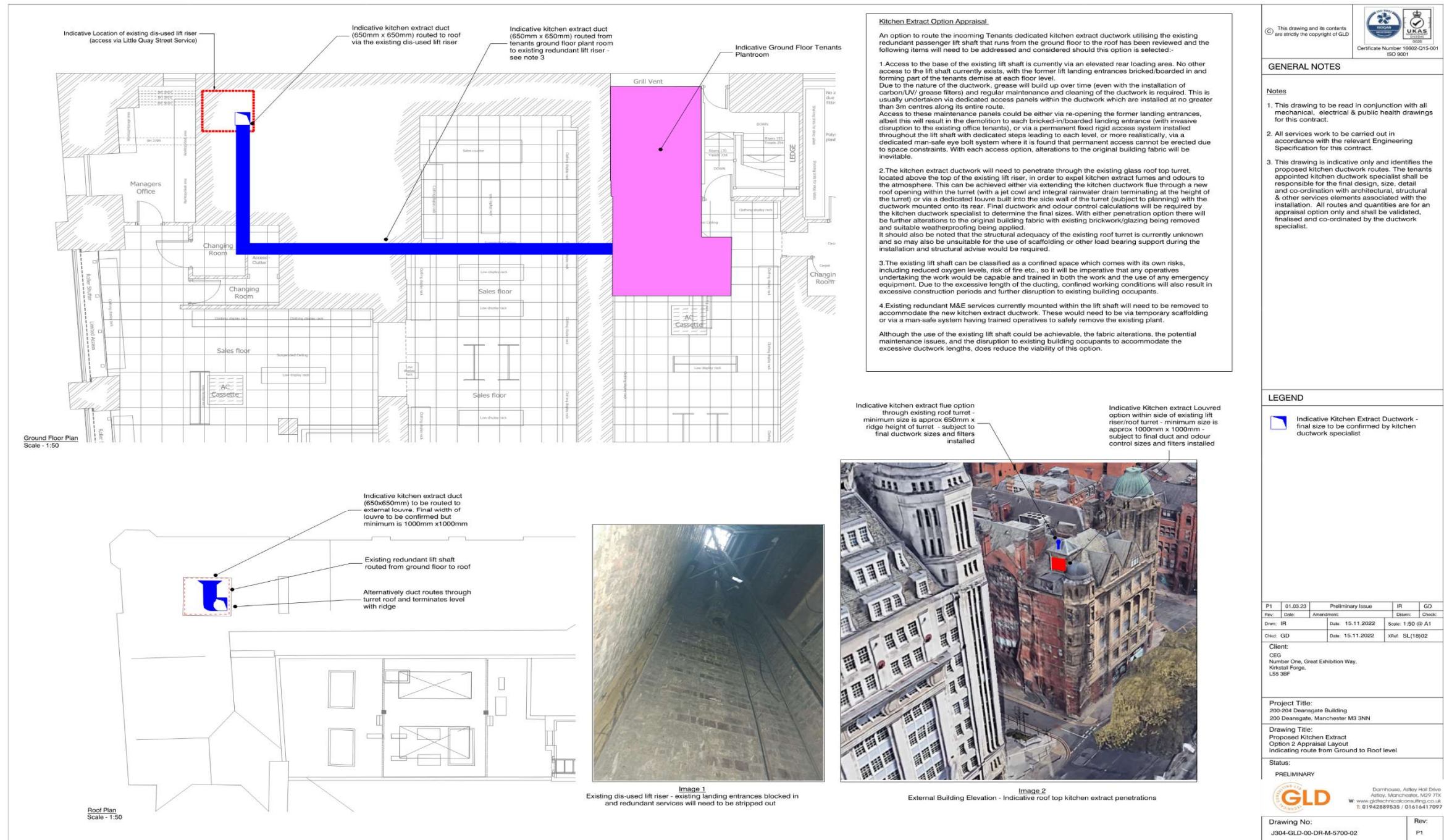
This option proposes to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing vertical redundant goods lift shaft that runs from the ground floor to the roof level. The new ductwork would discharge at roof level either through the side or roof of the redundant goods lift shaft structure – generally as indicated on drawing J304-GLD-00-DR-M-5700-002 Rev P1 (see Fig 4.1 on the following page).

The following items will need to be considered and addressed if this is to be a viable option:-

- The existing lift shaft can be classified as a confined space which comes with its own risks, including reduced oxygen levels, risk of fire etc, so it will be imperative that any operatives undertaking the work would be capable and trained in both the work and the use of any emergency equipment. Due to the excessive length of the ducting, confined working conditions will also result in excessive construction periods and further disruption to existing building occupants. Access to the base of the existing lift shaft is currently via an elevated rear loading area. No other access to the lift shaft currently exists, with the former lift landing entrances bricked/boarded in and forming part of the tenants demise at each floor level. Existing redundant lifting gear and associated M&E services remain in-situ within the shaft and these would need to be removed via temporary scaffolding or via a mansafe system having trained operatives to safely remove the existing plant to allow the installation of the new kitchen extract ductwork.
However, due to the age of the structure and existing redundant services, there is a potential asbestos issue which would need to be addressed if utilising this confined space is to be considered.
- Due to the nature of the kitchen extract ductwork, grease will build up over time and regular maintenance and cleaning of the ductwork is required. This is undertaken via dedicated internal access panels within the ductwork which are installed at no greater than 3m centres along its entire route. Access to these maintenance panels could be either via re-opening the former landing entrances, albeit this will result in the demolition to each bricked-in/boarded landing entrance (with invasive disruption to the existing office tenants – plus potential exposure to asbestos dust), or via a permanent fixed rigid access system installed throughout the lift shaft with dedicated steps leading to each level. Due to the existing space constraints in the shaft a more realistic access option would be via a dedicated mansafe eyebolt system sited at regular intervals within the shaft.
With each access option, alterations to the original building fabric will be inevitable to accommodate both the extract ductwork and the associated maintenance points.
- The kitchen extract ductwork will need to penetrate through the existing glass roof top turret, located above the top of the existing lift riser, in order to discharge kitchen extract fumes and odours to the atmosphere. This can be achieved either via extending the kitchen ductwork flue through a new roof opening within the turret (with a jet cowl and integral rainwater drain terminating at the height of the turret) or via a dedicated louvre built into the side wall of the turret with the ductwork mounted onto its rear. Final ductwork and odour control calculations will be required by the kitchen ductwork specialist to determine the final sizes. With either penetration option there will be further alterations to the original building fabric with existing brickwork/glazing being removed and suitable weatherproofing being applied. It should also be noted that the structural adequacy of the existing roof turret is currently unknown and so may also be unsuitable for the use of scaffolding or other load bearing support during the installation and structural advice would be required.

Although the use of the existing lift shaft could be achievable, the fabric alterations, the potential asbestos issues, potential maintenance issues, and the inevitable disruption to the existing building occupants to accommodate the excessive ductwork lengths, does reduce the viability of this option.

Fig 4.1 - Option 2 – Utilising the existing Redundant Goods Lift Shaft



5. Option Three - Utilising the existing External Ground Floor Louvres

This option proposes to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing vertical ground floor louvre openings mounted externally to the rear of the incoming Tenants demise. The existing louvres form the boundary of an internal plant space, currently serving the existing Retail Unit that the new incoming Tenant is to occupy. The new fire rated kitchen extract ductwork would route from the new tenants dedicated Ground floor plant room directly to an enlarged perimeter weatherproof louvred opening which would be installed to replace the existing louvres to discharge at high level at ground floor level generally as indicated on drawing J304-GLD-00-DR-M-5700-003 Rev P2 (see Fig 5.1 on the following page).

Existing perimeter supply louvres, currently serving an existing ground floor plant demise, are to be replaced with new to provide the fresh air system into the new kitchen demise.

Existing glazing and perimeter mounted extract fans are to be replaced with new weatherproof louvres in order to provide the Tenants general supply and extract ventilation systems.

From an installation and maintenance perspective this is the preferred Option as this would only require minimal external visual alterations to a number of the existing louvres and glazing to the rear of the unit and would provide minimal disruption to the existing building tenants. Maintenance can be undertaken at a safe working height and access requirements to clean the ductwork are considerable reduced due to the short lengths.

The following items will need to be considered and addressed if this was the preferred option:-

- Unlike the previous two options, the new kitchen extract would be discharged at Ground floor level (approx. 3m above pavement level) rather than at roof level. The installation of odour counteraction and neutralisation filtering systems, along with appropriate carbon absorption, grease filtering systems would need to be installed within the kitchen extract system to mitigate potential odour discharge issues.
- The existing redundant Air conditioning unit and associated M&E services currently located within the unoccupied plant area will need to be isolated and stripped out a part of the new tenants plantroom construction works.
- The location of the existing louvre openings will ultimately lead to recirculation of the discharge air into the existing unoccupied plant space. The new fire rated ductwork should ideally be sealed to the rear of the new weatherproof louvre to help reduce the recirculation of the discharge air. If the new tenants plant space is constructed and kept separate to this unoccupied space, then the recirculated air would not be such an issue.

Indicative kitchen extract duct (min 650x650mm) routed from tenants ground floor plant room to new perimeter extract louvre

650x650mm Kitchen extract duct to discharge at high level through a new external Weatherproof louvre

Indicative Ground Floor Tenants Plant room - Final Layout of Kitchen Extract Plant to be confirmed by Tenant

7. Kitchen extract ductwork shall be constructed and installed in accordance with BESA Specification DW1722 and BESA Specification DW144. Ductwork shall be routed to external louvre in the shortest possible route, without excessive use of bends and horizontal ductwork installation.

Ground Floor Plan Scale - 1:50

Kitchen Extract Option 3 Appraisal.

An option to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing ground floor perimeter Extract Louvre openings has been reviewed and the following items will need to be addressed and considered should this option be selected:-

1. The kitchen extract ductwork will need to terminate onto a new perimeter weatherproof metal louvre with the necessary modification to the rear of this louvre being made to ensure the correct seal between the louvre and extract ductwork is achieved. Odour however may still recirculate into the existing unoccupied plant space which may not be an issue.
2. Existing perimeter structural openings will be required to accommodate the larger Kitchen Extract Louvre. Existing glazing will need to be removed and replaced with new weatherproof sealed louvres for general Tenants Supply and Extract air systems.
3. The new fire rated kitchen extract ductwork installation will need to be constructed and installed in accordance with DW172 & DW144. Due to the height and positioning of the existing external louvres, the correct installation of grease and odour control filters, and the maintenance of such filters will be essential.
4. The new tenants kitchen extract fan equipment, ductwork and filter housings will need to be mounted and installed so as not to give rise to a noise nuisance. Any noise generated by the extraction or supply systems as a whole will not exceed the pre-existing hourly background noise level by more than 5db(A).
5. Existing M&E redundant services within the plant area adjacent the external supply louvres will need to be isolated and stripped out in order to accommodate the new tenants plant equipment and new tenants kitchen supply louvres.

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GENERAL NOTES

Notes

1. This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.
2. All services work to be carried out in accordance with the relevant Engineering Specification for this contract.
3. This drawing is indicative only and identifies the proposed kitchen ductwork routes. The tenants appointed kitchen ductwork specialist shall be responsible for the final design, size, detail and co-ordination with architectural, structural & other services elements associated with the installation. All routes and quantities are for an appraisal option only and shall be validated, finalised and co-ordinated by the ductwork specialist.
4. Refer to FWP Refrigeration and Ventilation Layout (22329 004 Rev A) for proposed sizes of new tenant external louvres

LEGEND

- Indicative Kitchen Extract Ductwork final size to be confirmed by kitchen ductwork specialist

Existing Extract Louvre openings to be removed and replaced with new modern weatherproof louvre serving new Tenants Kitchen Extract Discharge. See Tenants proposed louvre layout opposite

Existing Supply Louvre to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite

Existing glazing and extract fans to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite

PROPOSED ELEVATION ON REAR ALONG LITTLE QUAY STREET - NTS

Image 1
External Ground Floor Elevation Facing Quay Street - Existing Supply & Extract Louvre Locations

P2	16.06.23	Tenants Proposed Louvres added	IR	GD
P1	01.03.23	Preliminary Issue	IR	GD
Rev.	Date	Amendment	Drawn	Check
Dwn:	IR	Date: 15.11.2022	Scale: 1:50 @ A1	
Chk:	GD	Date: 15.11.2022	xref: SL(16/02	

Client:
GEO
Number One, Great Exhibition Way,
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LS13 3HF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

Drawing Title:
Proposed Kitchen Extract
Option 3 Appraisal Layout
Indicating Ground Floor Route

Status:

PRELIMINARY

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Drawing No:
J304-GLD-00-DR-M-5700-03

Rev:

P2

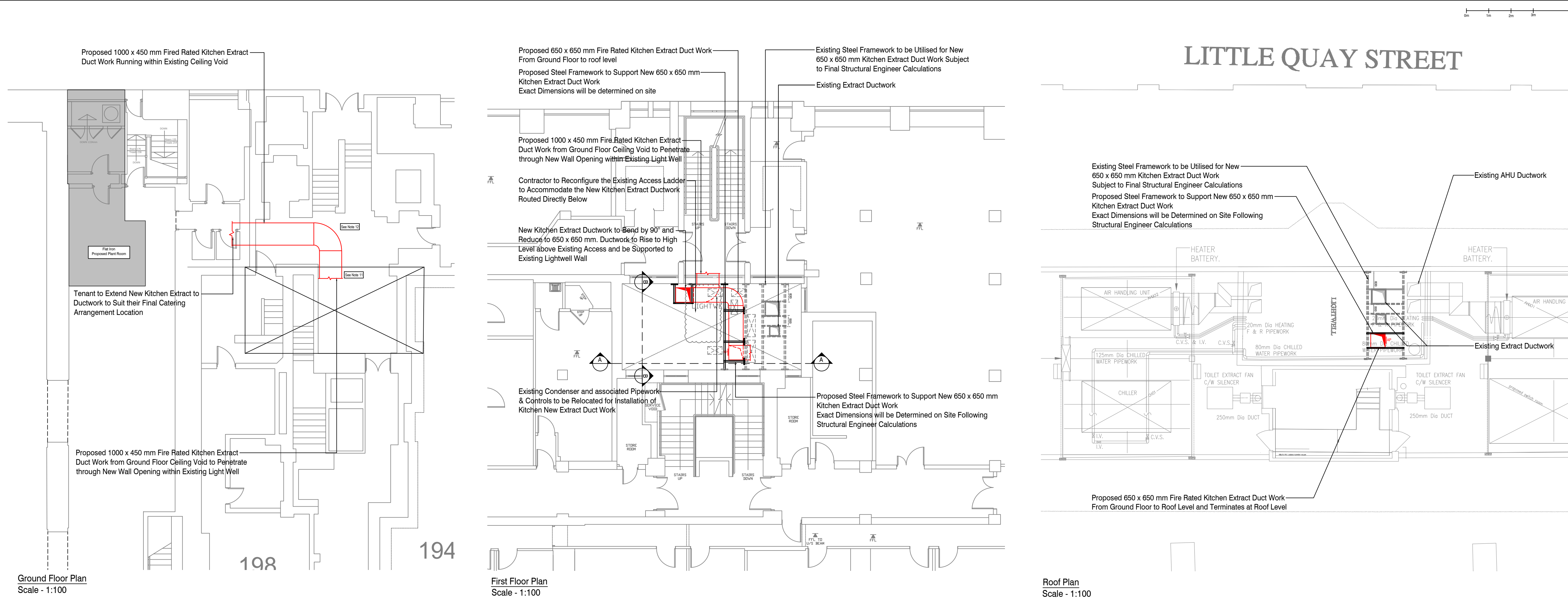
6. Appendix A

Refer to the separate GLD layouts that accompany this report:-

J304-GLD-00-DR-EM-5700-001 Rev P4 – Option 1

J304-GLD-00-DR-EM-5700-002 Rev P1 – Option 2

J304-GLD-00-DR-EM-5700-003 Rev P2 – Option 3



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GENERAL NOTES

- Drawings are to be read in conjunction with all relevant specifications, engineers, architects & services drawings, including approved builders work drawings. Contractor to notify engineer of discrepancies between structural drawings & specifications or other drawings.
- All dimensions are in millimeters unless noted otherwise.
- Do not scale from the drawings or the computer digital data, only figured dimensions are to be used.
- The contractor shall remain responsible for checking all dimensions and levels on site.
- Works shall be arranged such that there is no disruption to occupied staff. All works shall be undertaken in accordance with the Employers and building landlords site rules and restrictions.
- Services requiring maintenance shall be kept within accessible areas.
- Kitchen extract ductwork shall be constructed and installed in accordance with BESA Specification DW/172 and BESA Specification DW/144. Ductwork shall be routed to external source in the shortest possible route, without excessive use of bends and horizontal ductwork installation.
- This drawing is indicative only and identifies the proposed mechanical services. The contractor shall be responsible for the final design, detail and co-ordination with architectural, structural & other services elements associated with the installation. All dimensions, routes and quantities are for guidance only and shall be validated, finalised and co-ordinated by the contractor.
- Ductwork shall be fire rated and suitable for kitchen extract systems, with smooth internal surfaces that facilitate easy removal of grease deposits.
- Access doors shall be provided at regular intervals along the entire length of the installed systems to allow effective maintenance, inspection and cleaning.
- New duct penetrating through wall at ground floor level to be suitably weather protected on completion of the works.
- Existing services within ground floor ceiling void to be re-configured and relocated to suit the new ductwork arrangement.
- All tenants pipework and associated power supplies routed from the tenants plant room to roof level to be undertaken as part of the tenants fit-out by others.

LEGEND

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New Extract Air Duct

—

Existing Extract Air Duct

AP

Access Panel

⊙

Access Panel

P4	19.05.23	Add scale bar	JW	GD
P3	16.05.23	Change of configuration of the ductwork	JW	GD
P2	30.03.23	Change of configuration of the ductwork	JW	GD
P1	30.03.23	For information	JW	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date: 27.03.2023	Scale: 1:100 @ A1	
Chkd:	GD	Date: 27.03.2023	XRef:	...

Client:
CEG
Number One, Great Exhibition Way,
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LS5 3BF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

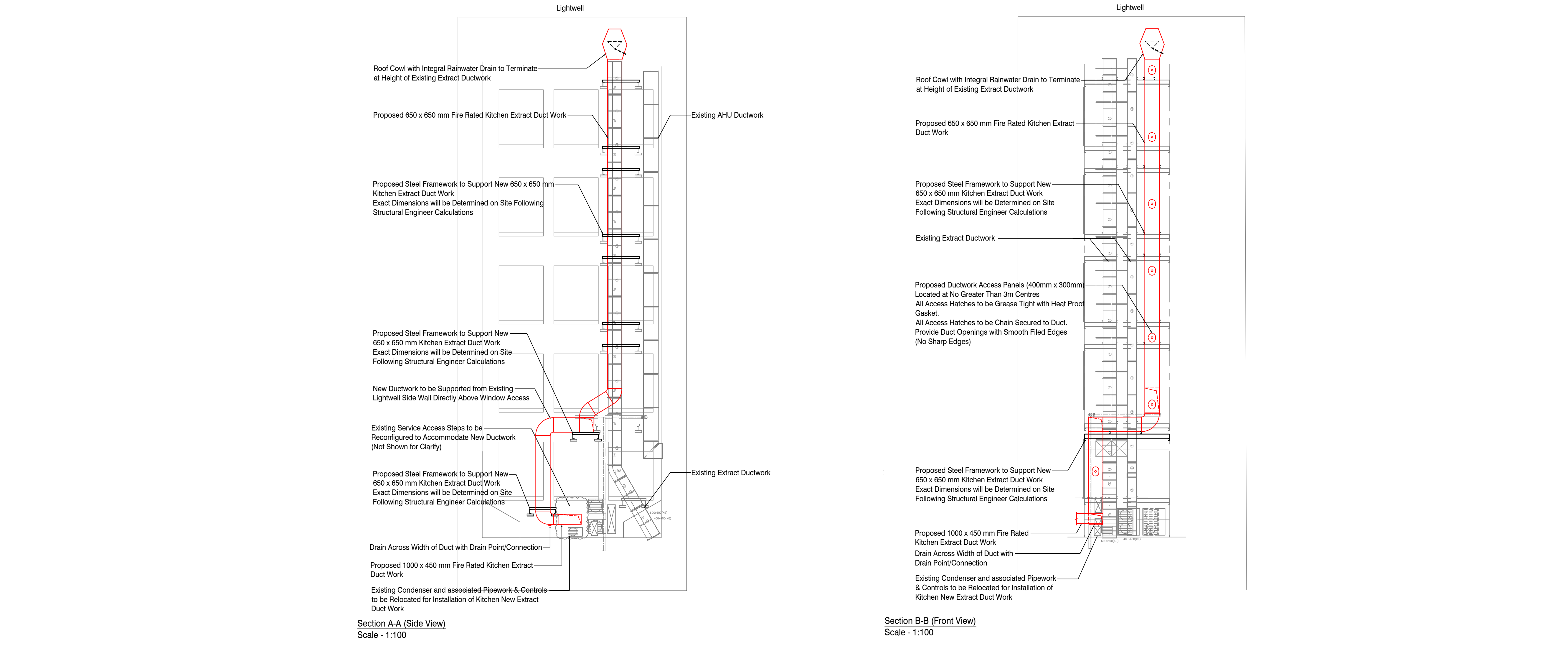
Drawing Title:
Flat Iron
Kitchen Extract Ventilation System
Proposed Kitchen Extract Route

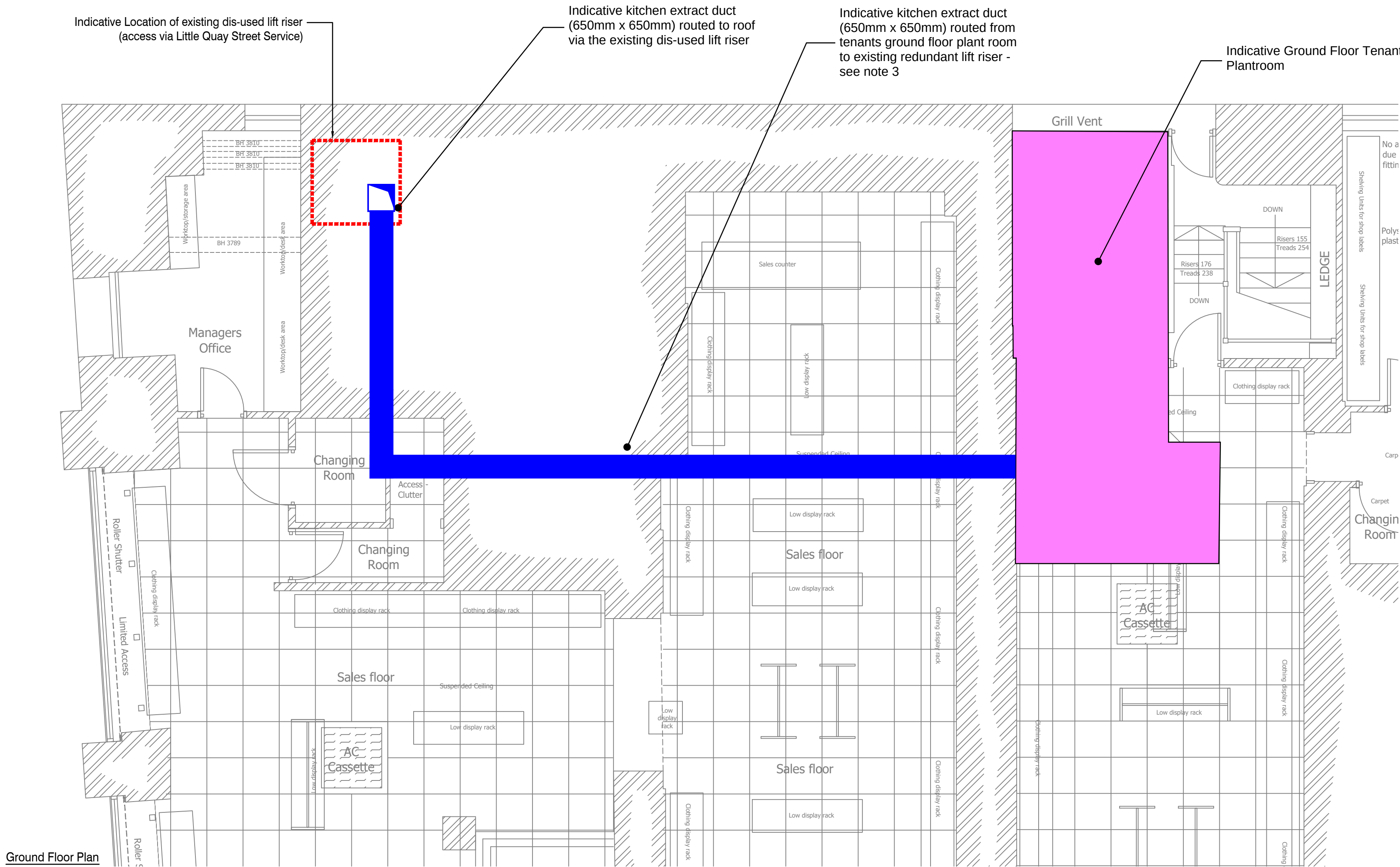
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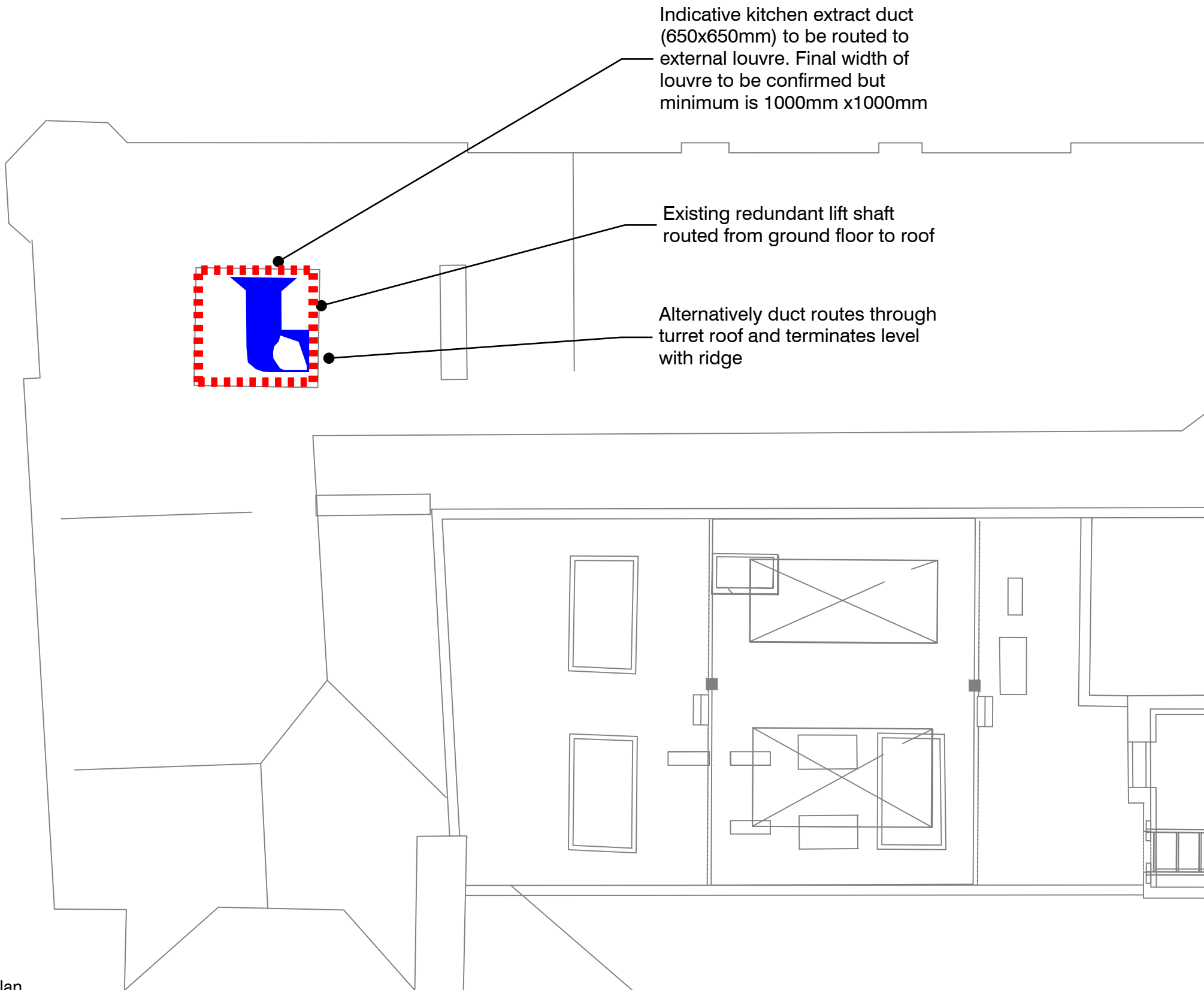
Drawing No:
J304-GLD-00-DR-EM-5700-001

Rev:
P4





Ground Floor Plan
Scale - 1:50



Roof Plan
Scale - 1:50



Image 1
Existing dis-used lift riser - existing landing entrances blocked in and redundant services will need to be stripped out

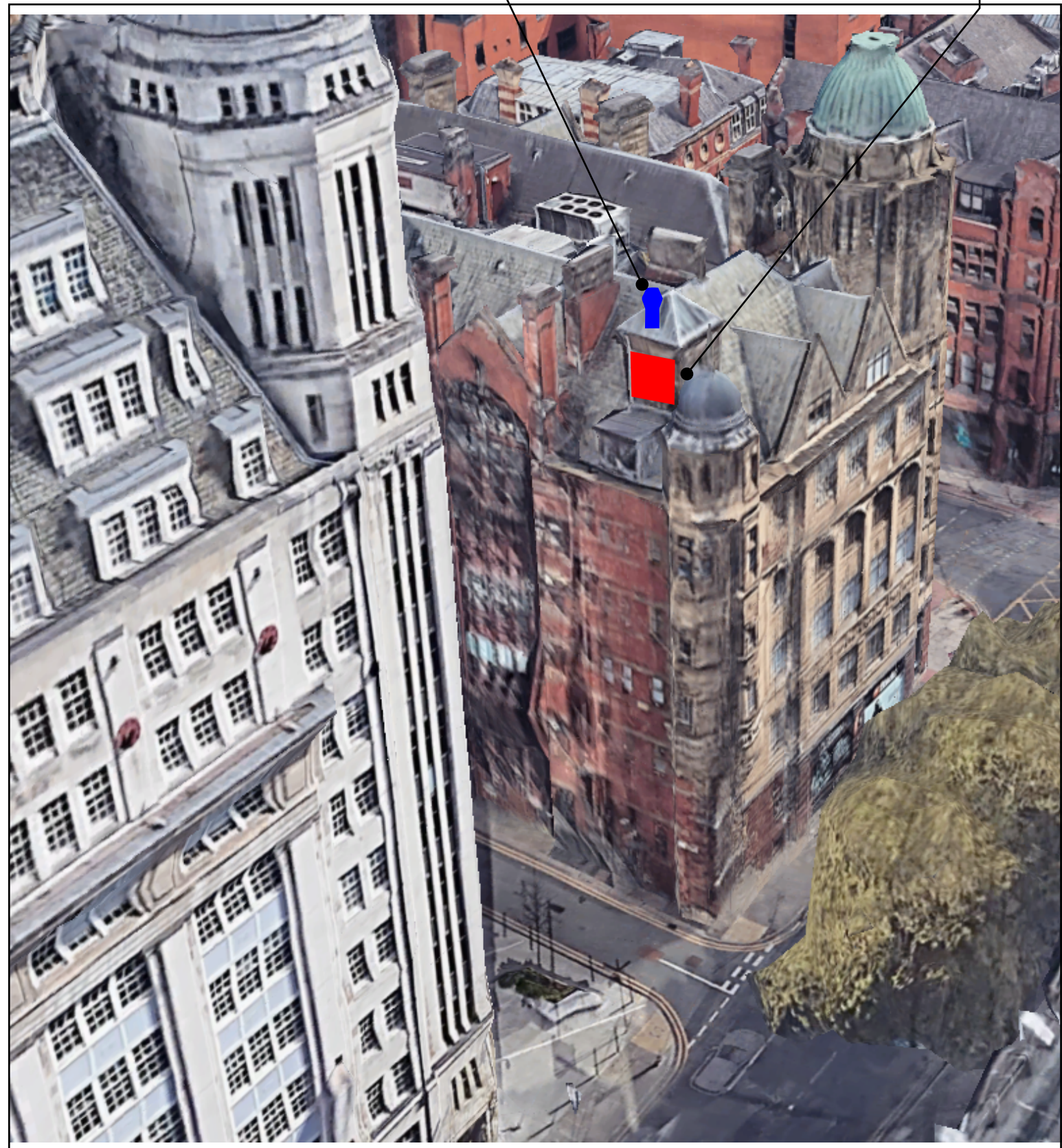


Image 2
External Building Elevation - Indicative roof top kitchen extract penetrations

Kitchen Extract Option Appraisal

An option to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing redundant passenger lift shaft that runs from the ground floor to the roof has been reviewed and the following items will need to be addressed and considered should this option be selected:-

1. Access to the base of the existing lift shaft is currently via an elevated rear loading area. No other access to the lift shaft currently exists, with the former lift landing entrances bricked/boarded in and forming part of the tenants demise at each floor level. Due to the nature of the ductwork, grease will build up over time (even with the installation of carbon/UV/ grease filters) and regular maintenance and cleaning of the ductwork is required. This is usually undertaken via dedicated access panels within the ductwork which are installed at no greater than 3m centres along its entire route.

Access to these maintenance panels could be either via re-opening the former landing entrances, albeit this will result in the demolition to each bricked-in/boarded landing entrance (with invasive disruption to the existing office tenants), or via a permanent fixed rigid access system installed throughout the lift shaft with dedicated steps leading to each level, or more realistically, via a dedicated man-safe eye bolt system where it is found that permanent access cannot be erected due to space constraints. With each access option, alterations to the original building fabric will be inevitable.

2. The kitchen extract ductwork will need to penetrate through the existing glass roof top turret, located above the top of the existing lift riser, in order to expel kitchen extract fumes and odours to the atmosphere. This can be achieved either via extending the kitchen ductwork flue through a new roof opening within the turret (with a jet cowl and integral rainwater drain terminating at the height of the turret) or via a dedicated louvre built into the side wall of the turret (subject to planning) with the ductwork mounted onto its rear. Final ductwork and odour control calculations will be required by the kitchen ductwork specialist to determine the final sizes. With either penetration option there will be further alterations to the original building fabric with existing brickwork/glazing being removed and suitable weatherproofing being applied.

It should also be noted that the structural adequacy of the existing roof turret is currently unknown and so may also be unsuitable for the use of scaffolding or other load bearing support during the installation and structural advice would be required.

3. The existing lift shaft can be classified as a confined space which comes with its own risks, including reduced oxygen levels, risk of fire etc., so it will be imperative that any operatives undertaking the work would be capable and trained in both the work and the use of any emergency equipment. Due to the excessive length of the ducting, confined working conditions will also result in excessive construction periods and further disruption to existing building occupants.

4. Existing redundant M&E services currently mounted within the lift shaft will need to be removed to accommodate the new kitchen extract ductwork. These would need to be via temporary scaffolding or via a man-safe system having trained operatives to safely remove the existing plant.

Although the use of the existing lift shaft could be achievable, the fabric alterations, the potential maintenance issues, and the disruption to existing building occupants to accommodate the excessive ductwork lengths, does reduce the viability of this option.

Indicative kitchen extract flue option through existing roof turret - minimum size is approx 650mm x ridge height of turret - subject to final ductwork sizes and filters installed

Indicative Kitchen extract Louvre option within side of existing lift riser/roof turret - minimum size is approx 1000mm x 1000mm - subject to final duct and odour control sizes and filters installed

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GENERAL NOTES

Notes

1. This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.

2. All services work to be carried out in accordance with the relevant Engineering Specification for this contract.

3. This drawing is indicative only and identifies the proposed kitchen ductwork routes. The tenants appointed kitchen ductwork specialist shall be responsible for the final design, size, detail and co-ordination with architectural, structural & other services elements associated with the installation. All routes and quantities are for an appraisal option only and shall be validated, finalised and co-ordinated by the ductwork specialist.

LEGEND

 Indicative Kitchen Extract Ductwork - final size to be confirmed by kitchen ductwork specialist

P1	01.03.23	Preliminary Issue	IR	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date: 15.11.2022	Scale: 1:50 @ A1	
Chkd:	GD	Date: 15.11.2022	XRef: SL(18)02	

Client:
CEG
Number One, Great Exhibition Way,
Kirkstall Forge,
LS5 3BF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

Drawing Title:
Proposed Kitchen Extract
Option 2 Appraisal Layout
Indicating route from Ground to Roof level

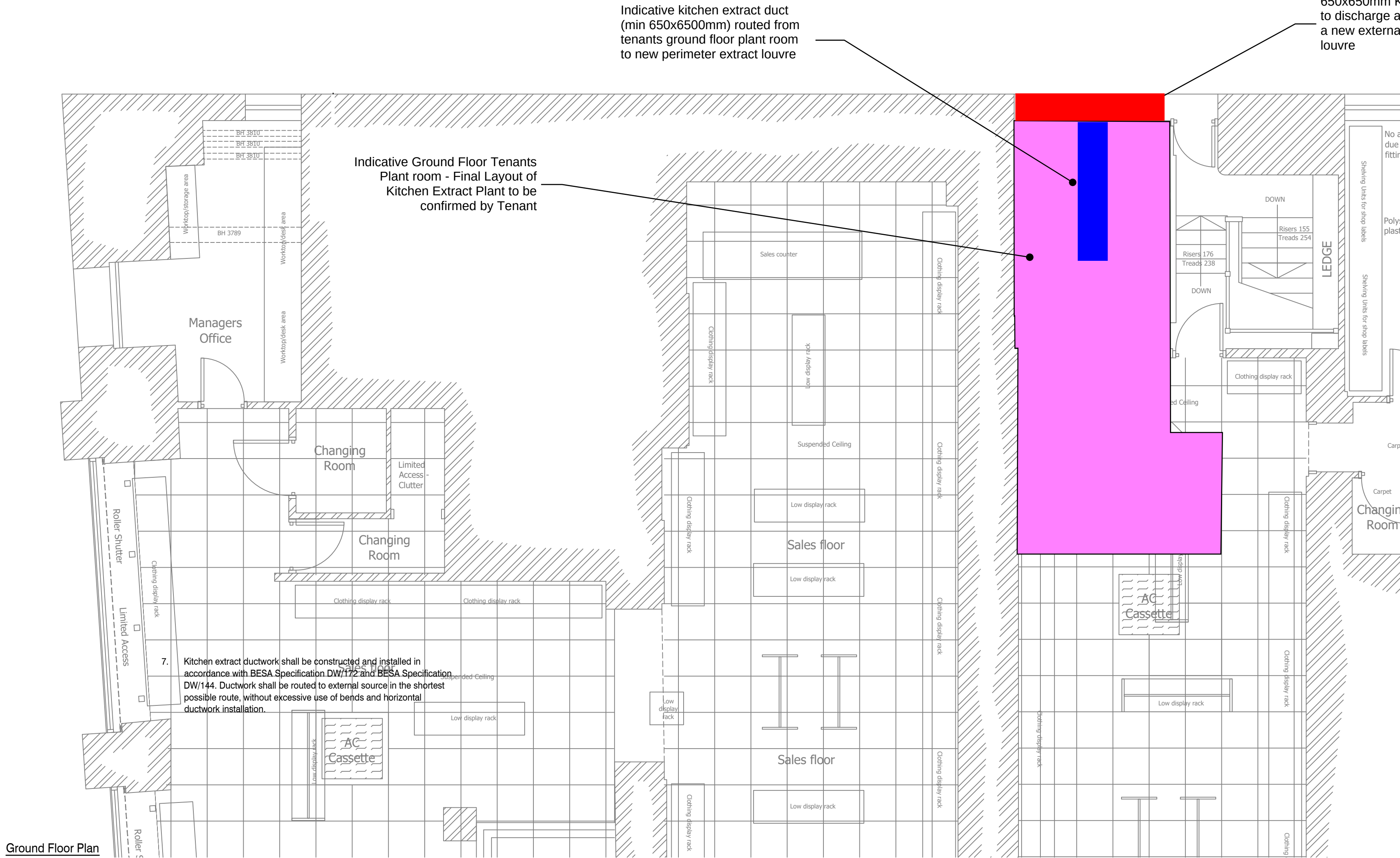
Status:
PRELIMINARY



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Drawing No:
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Rev:
P1



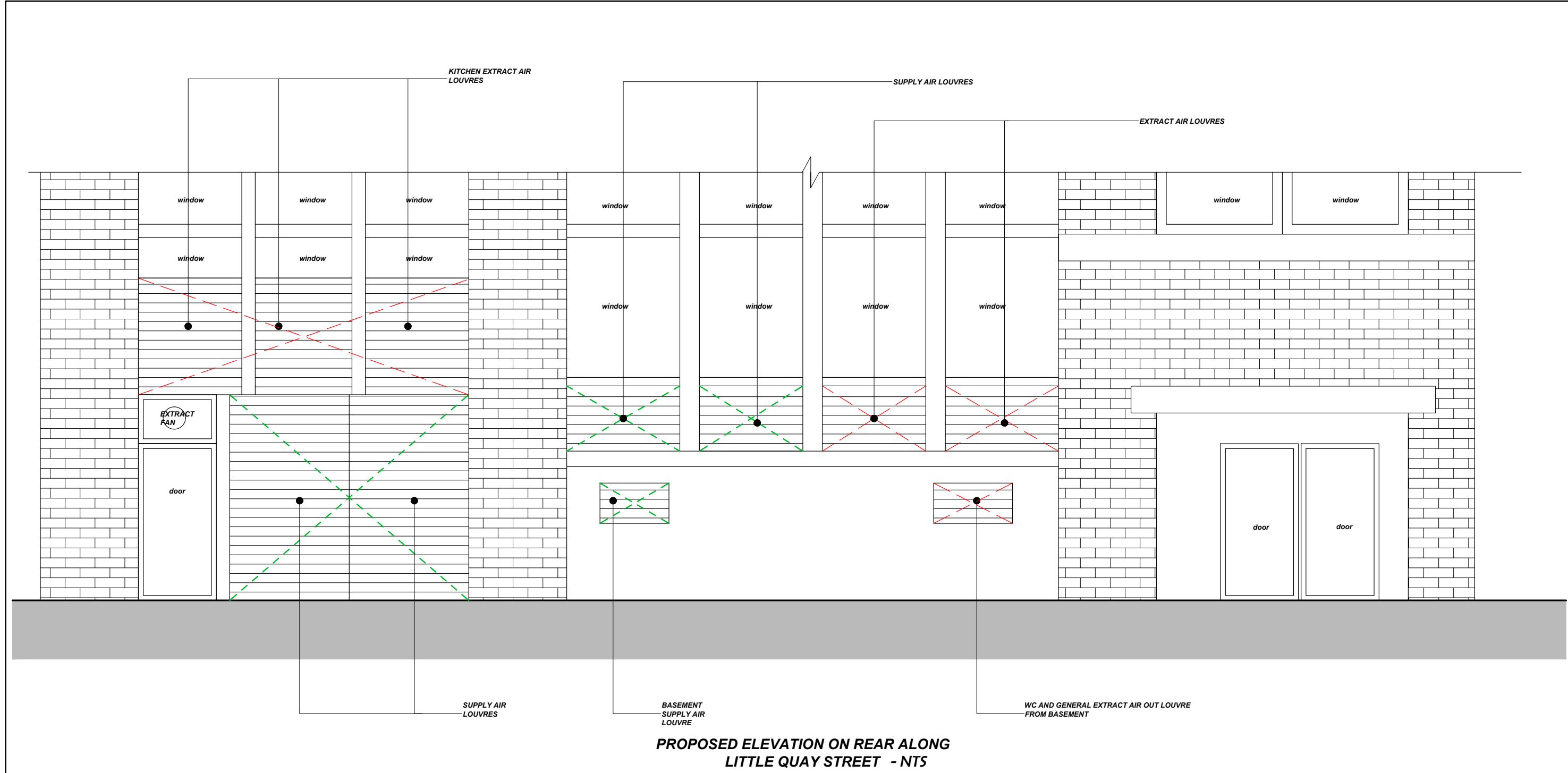
Kitchen Extract Option 3 Appraisal

An option to route the incoming Tenants dedicated kitchen extract ductwork utilising the existing ground floor perimeter Extract Louvre openings has been reviewed and the following items will need to be addressed and considered should this option be selected:-

1. The kitchen extract ductwork will need to terminate onto a new perimeter weatherproof metal louvre with the necessary modification to the rear of this louvre being made to ensure the correct seal between the louvre and extract ductwork is achieved. Odour however may still recirculate into the existing unoccupied plant space which may not be an issue.
2. Existing perimeter structural openings will be required to accommodate the larger Kitchen Extract Louvre. Existing glazing will need to be removed and replaced with new weatherproof sealed louvres for general Tenants Supply and Extract air systems.
3. The new fire rated kitchen extract ductwork installation will need to be constructed and installed in accordance with DW/172 & DW/144. Due to the height and positioning of the existing external louvres, the correct installation of grease and odour control filters, and the maintenance of such filters will be essential.
4. The new tenants kitchen extract fan equipment, ductwork and filter housings will need to be mounted and installed so as not to give rise to a noise nuisance. Any noise generated by the extraction or supply systems as a whole will not exceed the pre-existing hourly background noise level by more than 5dB(A).
5. Existing M&E redundant services within the plant area adjacent the external supply louvres will need to be isolated and stripped out in order to accommodate the new tenants plant equipment and new tenants kitchen supply louvres.

LEGEND

 Indicative Kitchen Extract Ductwork - final size to be confirmed by kitchen ductwork specialist



Existing Extract Louvre openings to be removed and replaced with new modern weatherproof louvre serving new Tenants Kitchen Extract Discharge. See Tenants proposed louvre layout opposite

Existing Supply Louvre to be removed and replaced with modern weatherproof louvre serving new Tenants Kitchen Supply Air. See Tenants proposed louvre layout opposite

Existing glazing and extract fans to be removed and replaced with modern weatherproof louvre serving new Tenants General Supply and Extract Systems. See Tenants proposed louvre layout opposite



Image 1
External Ground Floor Elevation Facing Quay Street - Existing Supply & Extract Louvre Locations

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GENERAL NOTES

Notes

1. This drawing to be read in conjunction with all mechanical, electrical & public health drawings for this contract.
2. All services work to be carried out in accordance with the relevant Engineering Specification for this contract.
3. This drawing is indicative only and identifies the proposed kitchen ductwork routes. The tenants appointed kitchen ductwork specialist shall be responsible for the final design, size, detail and co-ordination with architectural, structural & other services elements associated with the installation. All routes and quantities are for an appraisal option only and shall be validated, finalised and co-ordinated by the ductwork specialist.
4. Refer to FWP Refrigeration and Ventilation Layout (22329 004 Rev A) for proposed sizes of new tenant external louvres

P2	16.06.23	Tenants Proposed Louvres added	IR	GD
P1	01.03.23	Preliminary Issue	IR	GD
Rev:	Date:	Amendment:	Drawn:	Check:
Drwn:	IR	Date:	15.11.2022	Scale: 1:50 @ A1
Chkd:	GD	Date:	15.11.2022	XRef: SL(18)02

Client:
CEG
Number One, Great Exhibition Way,
Kirkstall Forge,
LS5 3BF

Project Title:
200-204 Deansgate Building
200 Deansgate, Manchester M3 3NN

Drawing Title:
Proposed Kitchen Extract
Option 3 Appraisal Layout
Indicating Ground Floor Route

Status:
PRELIMINARY



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Drawing No:
J304-GLD-00-DR-M-5700-03

Rev:
P2