



Circle Square (Former BBC Site) Buildings 5 & 6 Planning Submission Ventilation Strategy Statement Revision 0

Introduction

This statement has been prepared to provide outline details of the ventilation proposals for the re-modelling works at Buildings 5 and 6 which forms part of the Circle Square (Former BBC Site) development in Manchester.

The re-modelling works consist of the internal remodel and expansion of the mezzanine level amenity space within the Circle Square block 5 mixed-use residential and retail development, Oxford Road, Manchester into the currently designated unoccupied retail fit-out units T5, and T1 adjacent, on the same floor and the extension of the existing gym area within block 6.

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.

Co-working space and Gym extension

The co-working space consist of open plan co-working office space cellular meeting rooms and WC facilities, the gym extension will consist of a new enlarged studio. It is proposed the areas, similar to all other landlord amenity spaces within the building will be ventilated utilising local mechanical ventilation units with heat recovery which will be ducted to the existing louvres within the building façade for fresh air intake and exhaust air discharge, with suitable separation between the intake and exhaust air. This approach is also in line with the original ventilation strategy statement for the development where retail areas will be ventilated using the existing louvre provision.

The existing building louvres which were provided as part of the base build development will be utilised to provide the mechanical ventilation and therefore there are no proposed changes to the external façade of the building.

The ventilation rate for the space will be in line with Building Regulations Part F requirements, which will provide a minimum of 10 litres per second per person, based on the proposed occupancy.

The fresh air will be delivered into the space via exposed, ducted fan coil units, with the fresh air discharging to the rear of each fan coil unit, and conditioned fresh air being delivered into the space by way of swirl-type diffusers.



The new WC facilities will need to be adequately ventilated to prevent any build-up of smells by mechanical extract fans which will be ducted to the existing louvres within the façade, at ventilation rates to meet the Building Regulation Part F requirements.

The toilet extract system will be demand control based on occupancy within the WCs.

All ventilation systems will be specified to meet the acoustic requirements set out in the Fisher Acoustics guidance for the development.



Appendix 1 – Proposed Heating, Ventilation and Air Conditioning Layouts

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

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Rev	Date	Description	Eng	CHK
P1	26.05.23	PRELIMINARY ISSUE	KK	BH

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VITA LIVING

Project
**CIRCLE SQUARE 5.6,7, & 8
AMENITY REMODEL**

Drawing Title
**ZONE 5T
MEZZANINE LEVEL
VENTILATION LAYOUT**

Status
PRELIMINARY

Project No.	Drawn	Scale / Paper Size
2935	BW	1:50 @ A0

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