

Waterside Places

Islington Wharf Phase 4

Ventilation Statement

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1.0 Introduction

This statement has been produced in order to confirm the mechanical ventilation solutions proposed to be included within the design of the new Phase 4 apartment block at Islington Wharf in Manchester.

2.0 Proposed Development

The proposed development comprises 106nr new residential apartments, which are to be constructed across 15nr residential floors.

The ground floor of the building has been designated for commercial space, back of house accommodation, cycle store and plant space.

Existing Site



Proposed Site – South Aspect



3.0 Apartment Mechanical Ventilation

There are a number of different ventilation strategies for apartments to provide general ventilation, purge ventilation and ventilation to limit overheating.

General ventilation (trickle & boost) within each apartment shall be via independent whole-house low power continuous supply and extract ventilation (MVHR) units within each apartment. The MVHR units will be wall mounted within the utility cupboard of each apartment.

MVHR units shall provide continuous extract ventilation to the kitchens, ensuite bathrooms, bathrooms and utility cupboards with continuous supply air to the bedrooms and living / dining areas. Ventilation rates will be in accordance with requirements of Approved Document F of the Building Regulations.

MVHR units shall operate continuously in trickle mode. Increased boost ventilation shall be manually controlled by the occupants via wall mounted boost operation switches located within lounge or bedroom accommodation.

Purge ventilation shall be provided to all habitable rooms by either openable windows and/or external balcony/Juliette balcony doors.

NOx filters will be provided on all air intakes connected to the Great Ancoats Street façade up to and including Level 04 and on all air intakes connected to the Old Mill Street façade at Level 01.

4.0 Commercial Unit Mechanical Ventilation

Ventilation associated with the commercial unit shall be installed by the incoming tenant as part of their fit-out works. External louvres are provided within the external wall of the commercial unit to allow the tenant to install local heat recovery ventilation units and/or local extract fans to provide ventilation rates in accordance with Approved Document F of the Building Regulations.

5.0 Fume Extraction

The exhaust serving the life safety standby generator will be provided with a carbon filter to terminate through the external wall of the standby generator room at ground floor level.

No gas-fired equipment will be installed within the development.

