

**Sunlight House
Office Area Refurbishment**

**Ventilation Statement
For Planning**



2nd Floor, Queens Chambers

5 John Dalton Street

Manchester

M2 6ET

Web: www.kingassociates.uk

Submitted and Prepared by: Matt Hakes

Project number: 4084-KIN-VS-RP-002

Issue: P2

Date: 02.02.2023

Document History

Issue	Date	Purpose	Author
P1	01/02/2023	Preliminary	Matt Hakes
P2	02/02/2023	Planning Issue incorporating comments	Matt Hakes

Approvals

This document requires the following approvals.
Signed approval forms are filed in the Management section of the project files.

Name	Signature	Title	Date of Issue	Version
Rich Hart		Director	01/02/2023	P1
Rich Hart		Director	02/02/2023	P2

Distribution

Name	Organisation	Role
Jay Patel	Savilles	Planning Consultant
Ed Spencer	Colliers	Project Manager
Liam Spencer	Anomaly	Architect
Kilian Klein	Kinrise	Client

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1.0 Executive Summary

This Ventilation statement is intended to support the listed building application for the proposed Sunlight House office refurbishment project.

The building will utilise existing natural ventilation via opening windows to the offices, new mechanical extract to the toilets and new mechanical extract to the ground floor coffee shop.

Secondary glazing is proposed to some of the existing opening windows to improve thermal performance and reduce heating demand. These will be openable so as to still allow natural ventilation.

2.0 Introduction

2.1 Context

King Associates has been commissioned to prepare a Ventilation Statement to accompany a listed application for the proposed development of Sunlight House, Manchester.

2.2 Site Description

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.

2.3 Description of development

The proposals for the development of the site are to refurbish the Ground Floor office reception area and upper office floors and toilet areas. Further details on the proposed works are set out in the accompanying Design Statement prepared by Anomaly Architects.

2.4 Scope of this report

This Statement details the ventilation strategy for the office floors, toilets and café. This ventilation statement does not include the existing ground and basement leisure area ventilation which does not form part of this listed building application. .

The following sections set out the approach to the office floors, the toilets and the later section contains information on the ground floor café.

3.0 Ventilation Proposals

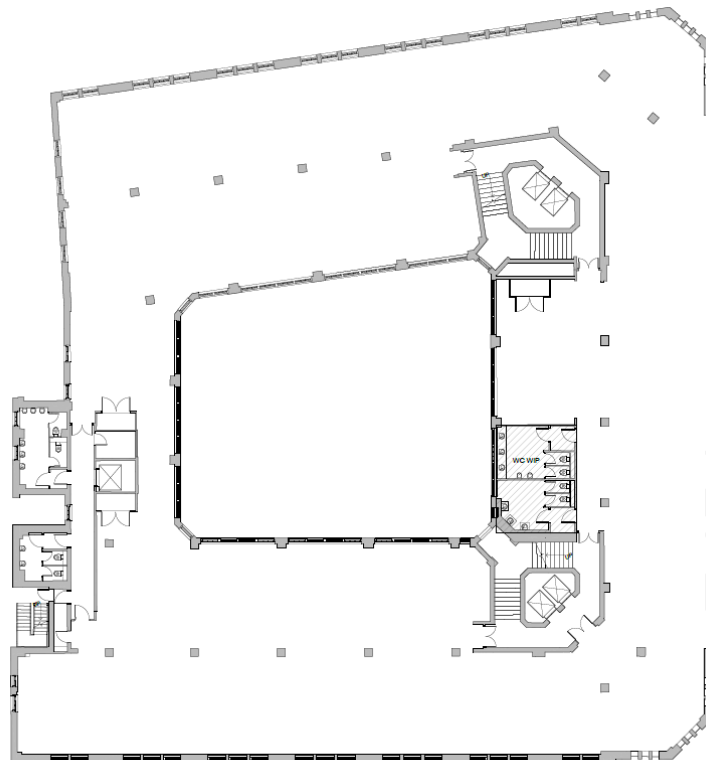
3.1 Office Floors

The building is roughly square on plan with a central light well, as below. The office floors from level 1 to 13 have numerous existing openable windows on the external façade and the light well façade.

Where the office floor plates are open plan, this allows for cross flow ventilation from the existing openable sash windows. The open offices will be approx. 13.5m across and the cross-flow ventilation will allow for sufficient fresh air.

If a tenant fit out creates cellular meeting rooms on either side of the building, these will be less deep plan, approx. 6.5m deep, and have single sided ventilation, again from the existing openable windows.

It is proposed to install secondary glazing to the existing single glazed sash windows to improve energy efficiency. This secondary glazing will be openable so as to still allow natural ventilation. Further detail on the proposed secondary glazing can be found in the accompanying Design Statement prepared by Anomaly Architects.



3.2 Toilets

It is proposed to refurbish and standardise the existing toilets on each floor plate. New ducted mechanical extract will be provided to these toilets to meet the requirements

of Part F. Above ceiling extract fans shall utilise existing external louvres to extract foul air to outside.

3.3 Ground Floor Café

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. Find below a concept image of the type of integrated louvre proposed:



We understand that the café will not have any cooking/kitchen facilities as such, it will only be heating up pre-cooked snacks such as paninis etc.