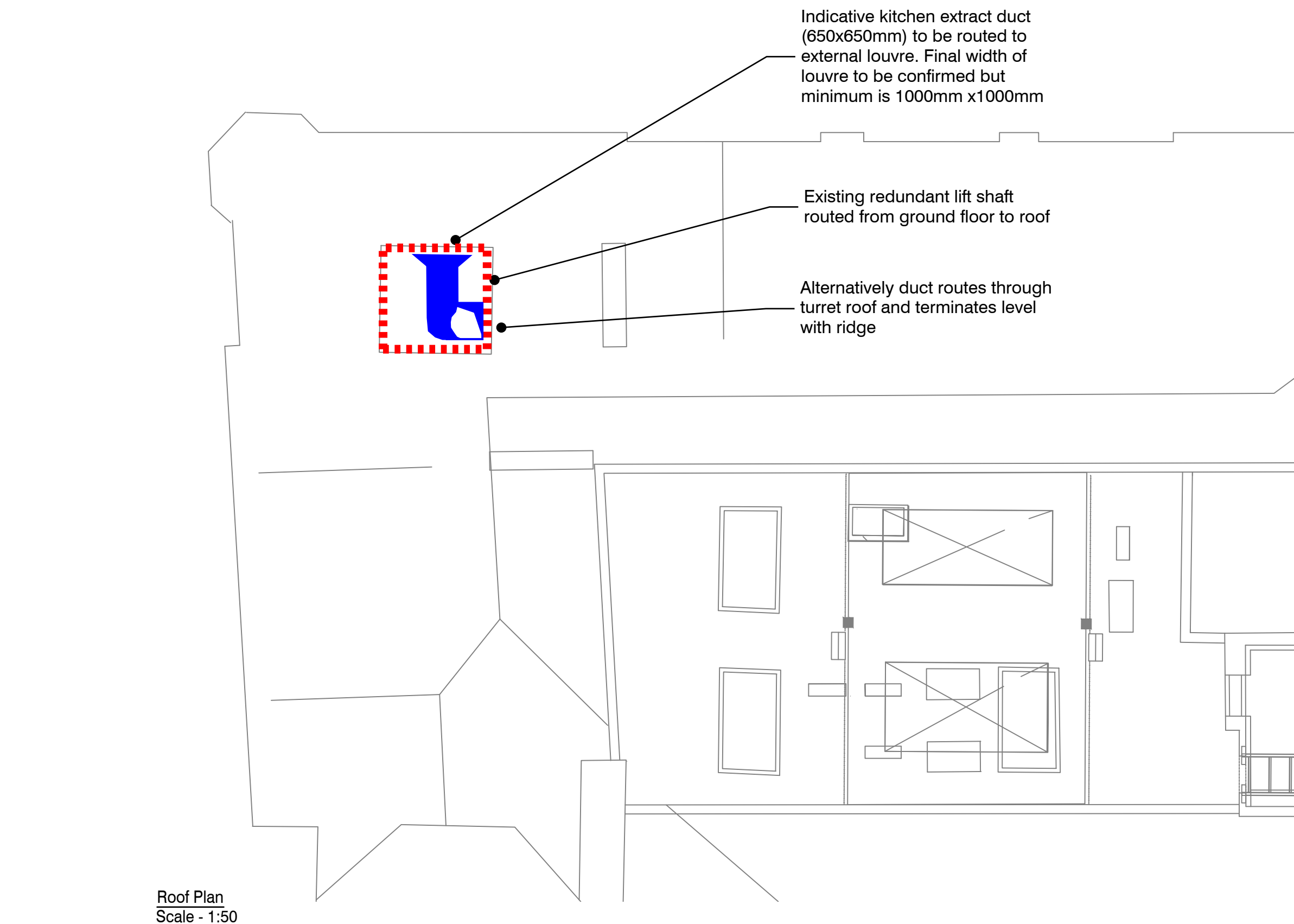
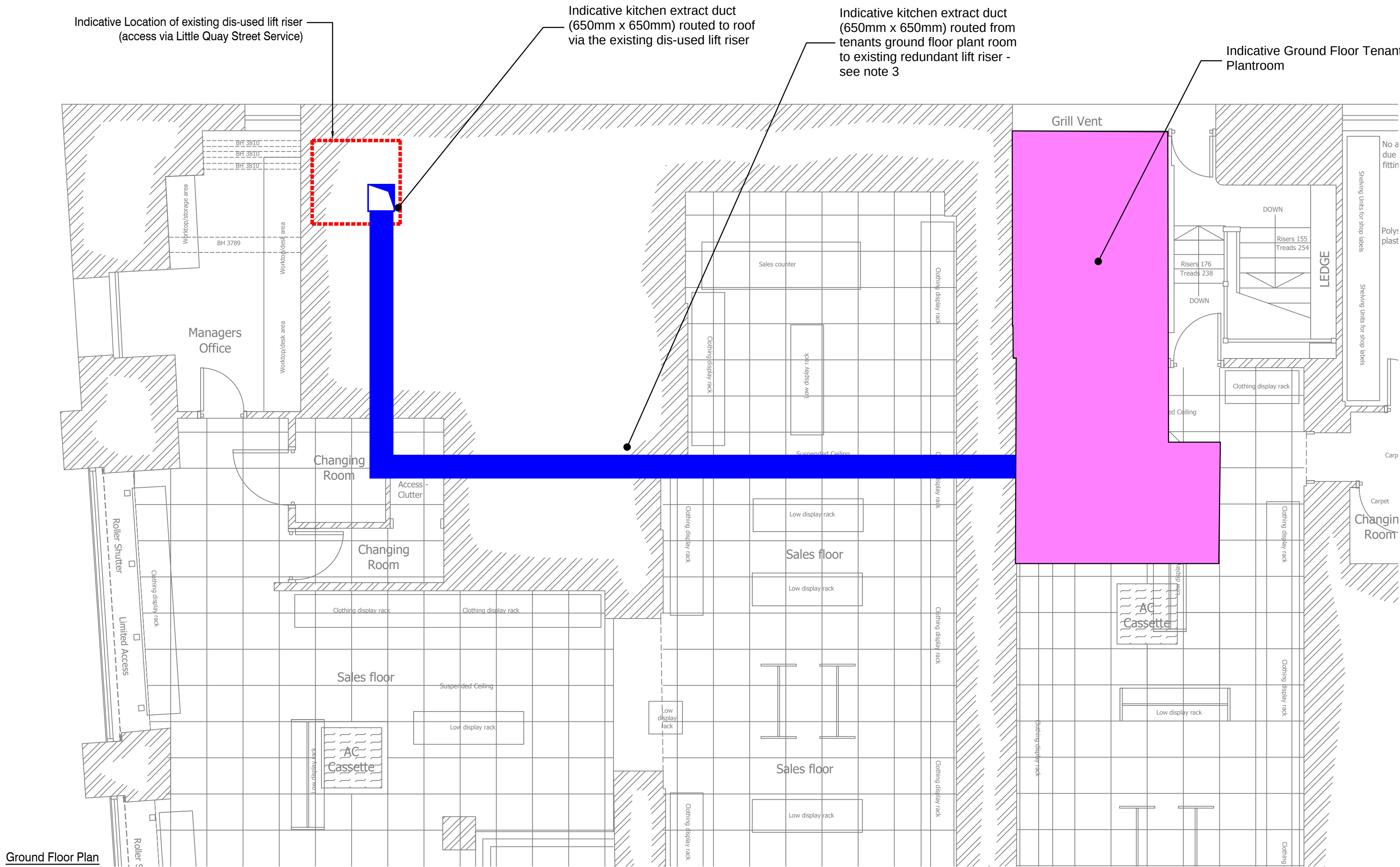
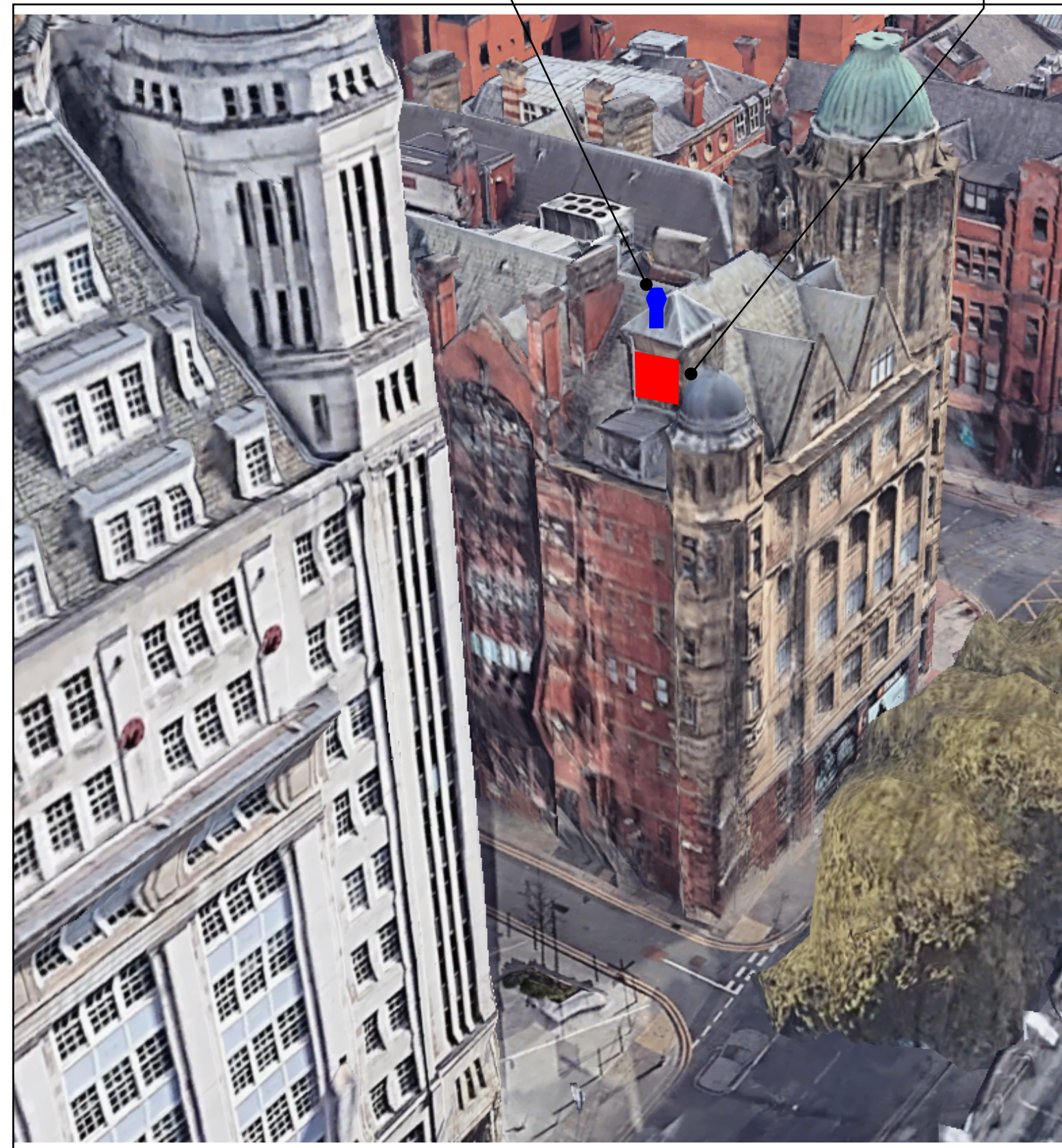




Indicative kitchen extract flue option through existing roof turret - minimum size is approx 650mm x ridge height of turret - subject to final ductwork sizes and filters installed

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



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.

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Certificate Number 16602-Q15-001
ISO 9001

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:
J304-GLD-00-DR-M-5700-02

Rev:
P1