



Summary of feedback on ventilation options

This document has been prepared by SimpsonHaugh to assist with discharge of the Employers’ Works associated with the fitout of the retail unit addressing the corner of Whitworth St and Princess St - to be occupied by Tesco.

The following pages summarise the discussions involving the client (Urban & Civic), the future operator (Tesco) and their design team, all of whom have reviewed a number of options to provide the necessary extract ventilation for the store and the equipment required to service the bakery reheat ovens. The Tesco Express Bakery consists of reheat ovens only. No cooking, frying or the use of oils or fats takes place during the oven reheat process therefore odours are minimal.

Where existing high level louvres at ground floor of the retail unit are already installed as part of the basebuild, these will be utilised to draw fresh intake air into the unit. These louvres are too shallow to enable connection of the extract fans.

This document describes why the following options 01 and 02 have been discounted, and why option 03 can be integrated within the existing curtain wall facade with minimal visual impact. We have considered a range of potential locations for the required louvres and have concluded that the proposed location that can accommodate the occupier’s M&E requirements is Option 3. The assessment of each option has been informed by the necessary size of louvre and associated air flow requirements, as well as the need to ensure options are structurally feasible and viable.

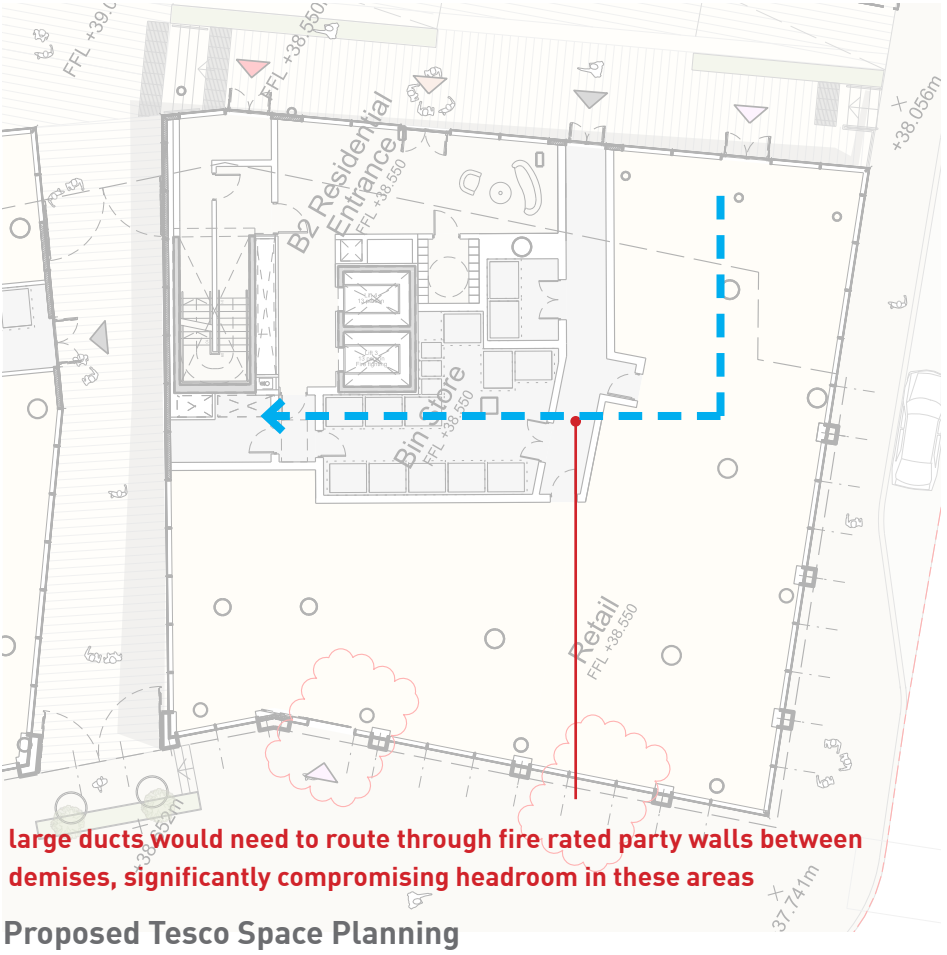
The main options considered are:

- › Option 01 - High Level Roof Discharge (at main roof level 12)
- › Option 02 - Low Level Roof Discharge (at low level roof level 01)
- › Option 03 - Ground Level Elevation Solution

This document should be read alongside the following technical reports:

- › Noise Impact Assessment by KR Associates, Version 1.2 dated 1st December 2022
- › Architectural Retail Unit Drawings by S+SA Architects

OPTION 01 - HIGH LEVEL ROOF DISCHARGE



High Level Roof

The option to discharge at upper roof level has been explored and discounted; primarily due to the inability to fit ducts into the existing core arrangement to upper roof level.

The base build includes a single retail unit riser (highlighted on adjacent typical level floor plan). This is sized at 925mm x 835mm and is designed to accommodate the potential kitchen extract from the adjacent ground floor retail unit facing the canal - this was not intended to specifically service the Tesco retail unit during the design of the basebuild.

Feedback from the M&E consultant working on behalf of Tesco has confirmed through initial calculations that the plant would require two ductwork runs (supply & exhaust), which would each have a cross sectional area of approximately 1250mm x 1250mm.

The main issue however is simply the inability to fit ducts of this size into the riser throughout the residential floors. Significant construction works and changes to residential layouts, including amendments to concrete slabs, would be required in order to provide a riser of sufficient size, which is not feasible.

This option has therefore been discounted as not being technically feasible.

