

68 – 70 Oldham Street; 61 Spear Street, Manchester

Ventilation Strategy Statement



August 2022

4048/MT

INDEX

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Quality Control Status

Engineering Draft by: C Harman

Checked by: M Taylor

Status (**Planning**): August 2022

Admin by: S Doyle

1.0 Introduction

The project comprises the Partial demolition of existing buildings, conversion of existing warehouse building, rooftop extension and new building of 10 storeys to create aparthotel (sui generis) and commercial uses (use class E)

This statement has been prepared to confirm to the Planning Authority that the design of the supply and extract ventilation systems for the development will provide a low energy, high quality ventilation solutions for internal spaces whilst avoiding adverse impacts on the external environment and any adjoining properties.

The statement does not provide the exact detail of how the ventilations systems are to be installed and operated. These details will be developed as part of the design process. This statement provides a structure for the detailed design development process and provides confirmation that the supply and extract ventilation systems will achieve the objectives set out hereafter.

2.0 Summary

The proposed ventilation strategy has been developed to provide ventilation solutions for internal spaces for each usage as follows:

- Front of House – Local dedicated supply and extract ventilation with heat recovery
- Back of House – Local dedicated supply and extract ventilation with heat recovery
- Guestrooms – Local dedicated mechanical ventilation heat recovery units
- Plant rooms & specific areas such as bin stores etc. – Local dedicated supply and extract ventilation

3.0 Proposed Ventilation Strategy

3.1 Hotel – Front of House

A mixture of local dedicated supply and extract heat exchange unit will be provided to serve the front of house spaces. Filtered and tempered supply air will be distributed from the MVHRs via ductwork systems located within strategic service zones to the rear of each fan coil unit located at high level. Air from these levels will be extracted via local terminal devices and distributed via ductwork systems located within strategic service zones to the MVHR.

Heat recovery devices will be provided on extract air systems to recover heat which shall be used to pre-heat fresh air, thus reducing energy consumption.

Air inlets and air outlets have been located on the façade at ground floor level, refer to appendix for indicative locations

The design will include atmospheric side and system (room side) attenuators to both control internal noise levels in accordance with Chartered Institution of Building Services Engineers (CIBSE) requirements and external noise transmission in accordance with the planning requirements set out in the Acoustic Survey.

3.2 Hotel – Back of House

The back of house areas will be provided with mechanical supply and extract ventilation from a dedicated supply and extract heat recovery units located within a specific void zone to serve the space. Filtered and tempered supply air will be distributed from the MVHR via ductwork systems located within strategic service zones either to the rear of each fan coil unit located within ceiling void or directly to the space. Air from these areas will be extracted via local terminal devices and distributed via ductwork systems located within strategic service zones to the AHU.

Heat recovery will be provided on extract air systems to recover heat which shall be used to pre-heat fresh air, thus reducing energy consumption.

Air inlets and air outlets have been located on the façade at ground floor level, refer to appendix for indicative locations

The design will include atmospheric side and system (room side) attenuators to both control internal noise levels in accordance with Chartered Institution of Building Services Engineers (CIBSE) requirements and external noise transmission in accordance with the planning requirements set out in the Acoustic Survey.

3.3 Aparthotel – Guestrooms

Each individual guest room will be provided with a dedicated mechanical ventilation heat recovery unit to provide fresh air to the bedrooms and remove stale air from the bathrooms. The units will incorporate filtration and attenuation as required and will be ducted within the ceiling void to terminate on the façade.

Air inlets and air outlets have been located on the façade at ground floor level, refer to appendix for indicative locations

These are mostly integrated within the head of the window

Air inlet and outlets to the 61 Spear Street have been grouped together on the side elevation to avoid penetrations to the existing front façade

All ventilation rates shall be designed in accordance with the Building Regulations requirements and CIBSE guidance and shall be tested and commissioning in accordance with CIBSE Commissioning Codes as applicable.

3.4 Bin Store, Plant Rooms and Toilets

These areas will be provided with dedicated extract ventilation providing ventilation rates in accordance with CIBSE Guidelines and Approved Document F.

Air will be extracted via local terminal devices and distributed via ductwork systems located within strategic service zones to the extract fans.

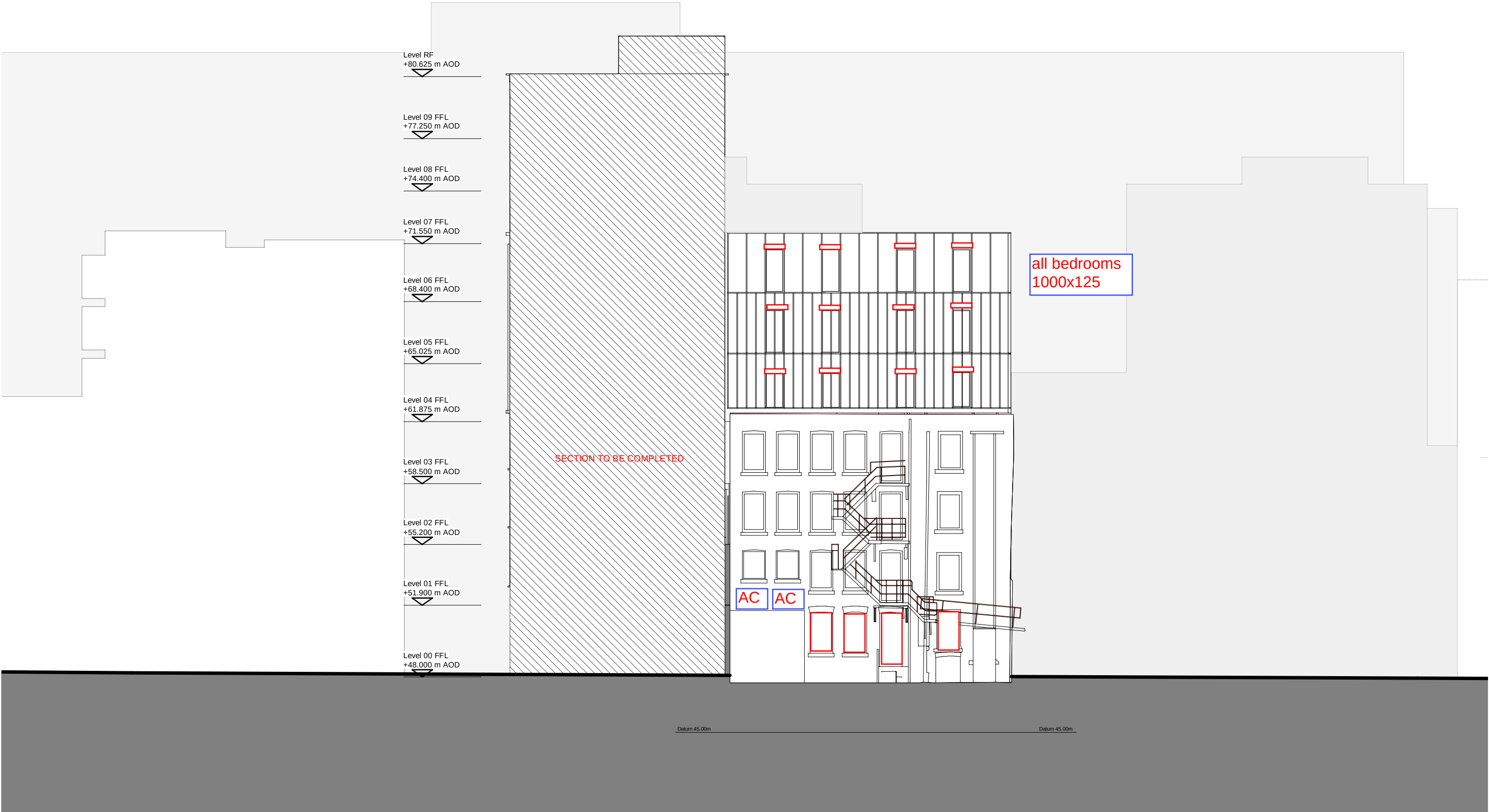
3.5 Commercial Unit

The commercial unit will be provided with a dedicated mechanical ventilation heat recovery unit MVHR to provide fresh air ventilation rates in accordance with CIBSE Guidelines and Approved Document F.

Air will be extracted via local terminal devices and distributed via ductwork systems located within strategic service zones.

Separate air inlets and air outlets have been located on the façade at ground floor level, refer to appendix for indicative locations. Two air-in inlet louvres will be integrated into the over door panels and one extract louvre on the return elevation to Back Spear Street.

Appendix A – Elevation Markup





Material Key

01 Facing brick - Red
Articulated/ Projecting
Bond Pattern.

02 Facing brick - White
Articulated/ Projecting
Bond Pattern.

03 Pre-cast panel
Red

04 Perforated vent panel
Copper Coloured Metallic
Finished Aluminium.

05 Cor-ten Rainscreen Cladding System
With expressed vertical fins and sills.

06 Clear Glazed Aluminium Curtain Wall System
Silver Metallic Finished Aluminium Frames with
Clear Double Glazed Units.

07 Aluminium Window System
Copper Coloured Metallic Finished Aluminium
Frames with Clear Double Glazed Units with
integrated door system where indicated.

08 Hit & Miss Brick Bond.
Red.

09 Louvres
Copper Coloured Metallic Finished
Aluminium with integrated door
system where indicated

10 Brick Soffit
Red.

11 Pre-cast Sill
Red.

12 Metal Handrail
Cor-ten.

13 Corten Canopy

14 Perforated Metal Plant Screen Wall System
Copper Coloured Metallic Finished Aluminium.

15 Green Roof System
Intensive with Wildflower Blanket.

16 Cold Applied Liquid Roof System
Warm Roof.

17 Metal Coping/ Flashing - Copper
Copper Coloured Metallic Finished
Aluminium.

18 Metal Coping/ Flashing - Silver
Silver Coloured Metallic Finished
Aluminium.

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Do not scale off dimensions.
All dimensions to be checked on
site by contractor.
Contractor to report any
dimensional discrepancies,
errors or omissions prior to
commencing on site.

1. Red line boundary based on topographic survey & as-built survey. 56815-Topo-2D (08-03-21) & 56815 Floor Plans (08-03-21).
2. Co-ordination of existing building footprint (including interior face of party wall) and topographic survey tbc by MHLS.
3. Subject to party wall advice from specialist consultant.

Rev	Date	Description
01	2021-10-01	First Issue
01	2021-10-29	Co-ordination

Project Title
Oldham Street
Manchester

Status
For Comment

Drawing Title
GA North East Elevation - Warwick Street -
Proposed
Indicative Layout

Project No
10338

Scale
1 : 200 @ A3

SHP Drawing Code
10338-SHP-A-G200-SK-NE-001

Revision
01

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Project Title
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Status
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Drawing Title
GA South East Elevation - Spear Street - Proposed Indicative Layout

Project No
10338

Scale
1 : 200 @ A3

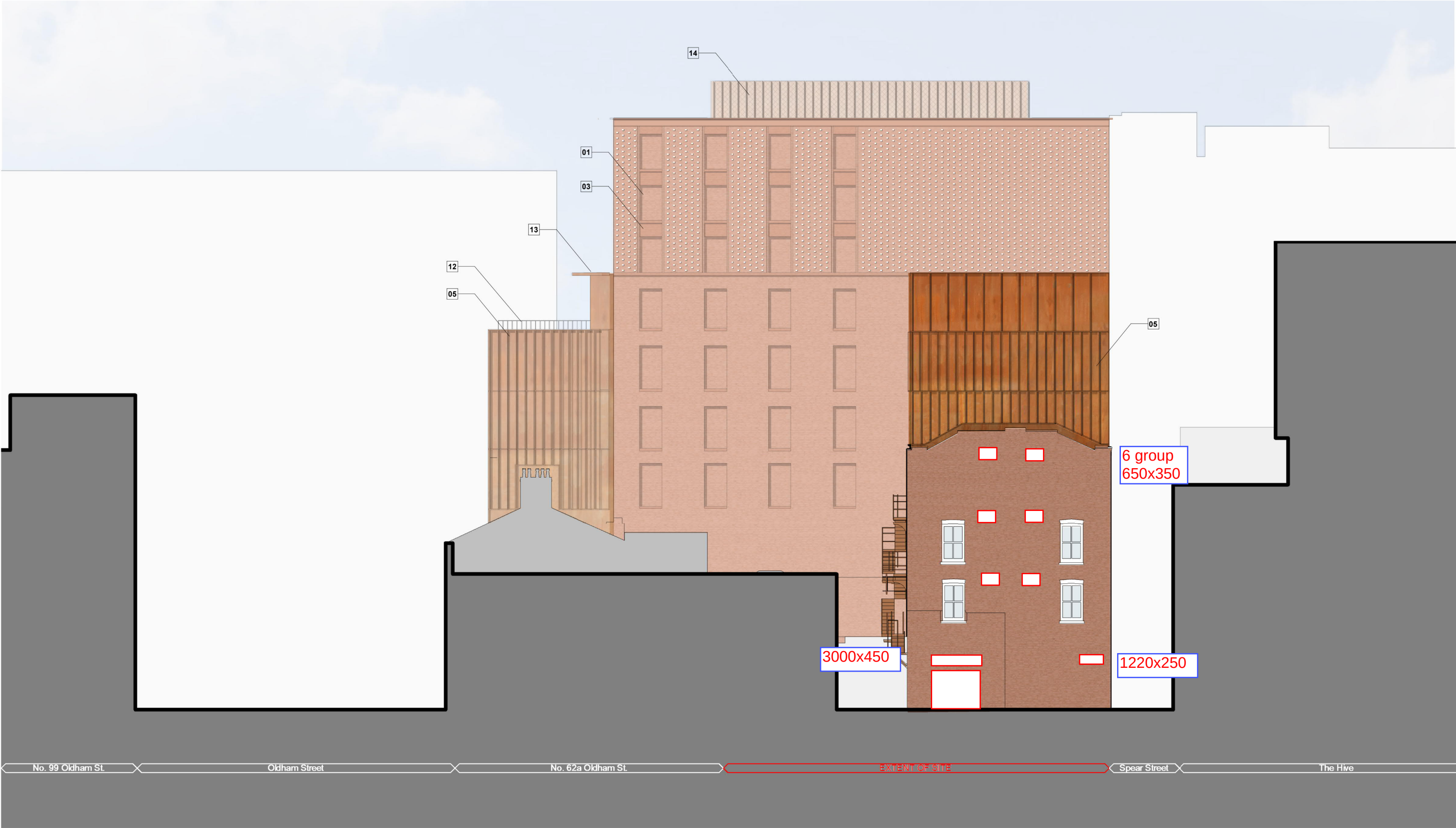
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Manchester

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GA South West Elevation - Back Spear
Street - Proposed
Indicative Layout

Project No
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