Commercial Kitchen & Bar Ltd

KITCHEN EXTRACT REPORT

595 CHEETHAM HILL ROAD MANCHESTER M8 5EJ

12 JANUARY 2026

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Following the recent site survey by Rick Wallworth, and my previous email, we have now completed a revised retro design of the gas powered kitchen ventilation system required to replace the non-compliant and inappropriate existing installation.

Existing system

The existing ground floor canopy is manufactured from stainless steel, but has a chequer pattern instead of a smooth washable grade finish. The chequer pattern is a grease trap that could harbor and promote the development of bacteria. We have not included for the replacement of this canopy, but we do recommend its replacement, and manufactured from a suitable, cleanable stainless steel grade.

Design
Extraction

We have calculated the required extract rate of ventilation, based on the Thermal Convection method, as detailed in EMAQ and DEFRA Guidelines, and the HVCA DW172 specification, and based on the existing installed gas cookline.
The extract ductwork in the basement, to where it joins the main extract system would be 2 hour fire rated ductwork,

The extraction rate has been calculated at 1.7m^3/s including the ground floor and basement cooklines.

The EMAQ risk assessment calls for a very high level of odour control, so we have designed into the system;

- 1 x UVO module,
- 1 x ESP module,
- 1 x MFU (with carbon filters) module.

The extract fan, silencers and odour control equipment would all be located within the ground floor and the exhaust duct would rise vertically, terminating with a high velocity (15m/s) vertical exhaust cowl, 1.0m above the eaves and a minimum of 1.5m laterally from the first floor residents window.

A branch duct would pass into the basement and connect to the existing hood. The ductwork would be designed and installed in accordance with HVCA DW172 specification, with the necessary number of access doors to facilitate a full internal TR-19 clean of the system.

Supply / Fresh air in

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The fresh air ventilation system, is a legal requirement for gas powered kitchens and has been designed at 80% of the extraction rate, so would be 1.3m³/s and would draw fresh air from either a suitable wall louvre or a roof inlet cowl.
The system would have a standard G4 filter module, with replaceable panel filters, and an in-line electric heater battery, with integral, fully automatic controls, to ensure that fresh air to the kitchen is never less than +16°C in line with current legislation.

Ductwork between the fresh air inlet and the heater, would be thermally insulated with 25mm foil backed mineral fibre, with taped joints to provide a full vapour seal, to prevent condensation during low outside ambient temperatures.

Air would be supplied to the kitchen area via suitable swirl or double deflection diffusers, with a branch duct dropping into the basement, with a fire damper in the floor, and a diffuser in the basement.

Gas Interlock panel

The main gas pipe serving the kitchen cookline would be fitted with a gas solenoid valve, which would be connected to a wall mounted Gas Safety Interlock panel, with an emergency stop button, and field wiring to both the extract and fresh air fan controllers, using current sensing technology to prove fan operation before permitting gas to the cookline, via the solenoid valve.

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Costings (subject to in depth site survey and laser measure)

Strip out existing ventilation system and dispose	£1,275.00
Supply & install extract ventilation system	21,454.00
Supply & install fresh air ventilation system (ex heater)	£7,397.00
Supply and install electric heater, as part of F/Air system	£1,808.00
Plumbing works (gas solenoid valve/panel etc)	£3,775.00
TOTAL	£35,709.00

All prices are subject to VAT

Including

1. Full Health and safety compliance with site specific risk assessment and method statements.
2. Production of a fully coordinated installation drawings prior to commencement, following payment of deposit.
3. CSCS qualified site installation engineers, 1 x certified site supervisor (SSST) and minimum 1 x first aider.
4. NIC certified electrical engineer for any electrical connections
5. GAS SAFE registered engineer for any gas solenoid installation works.
6. Full Odour Control for kitchen extract ventilation system
7. Strip out and disposal of all existing/redundant materials and ductwork
8. Ventilation to both ground floor and basement cooklines
9. Fire rated ductwork to the basement cookline only.
10. Normal hours working
11. The provision of any necessary access or lifting equipment.
12. The provision of full O&M manuals upon completion.
13. Full staff instruction

Excluding

1. Any planning or landlord's consent.
2. Mains Power supplies to any ventilation or odour control equipment. The ESP module MUST be wired in unison with the extract fan, so it only operates when the fan is running)
3. Any fire suppression system to the kitchen canopy
4. The supply or installation of a new kitchen canopy. Existing canopy to be retained.
5. Any fire rated ductwork, other than the basement duct branch.
6. Any builders works such as forming holes in walls, floors or roofs, making good previous builders works/holes or sealing afterwards

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Insurances

SWAN Projects carries the following liability insurances:-

Employers liability	£10m
Public liability	£10m
Professional Indemnity	£1m

Full details are available upon request

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