

Manchester Business Park, Aviator Way

Ventilation and Extraction Statement

Last Updated: 02/12/2025

Ref:13502-HAN-XX-XX-RP-M-00001

Revision P02

1.0 Ventilation and Extraction Statement

1.1 Introduction

This statement has been produced to support an application for full planning permission for a development comprising of 9 no. Commercial B2 (General Industry) and B8 (Storage and distribution) units to form light industrial and ancillary office space, with associated landscaping works, access and car parking.

The site is bounded to the north by residential housing along Thornsgreen Road, to the east by existing Manchester Business Park office units, to the south by Aviator Way and the A555 Ringway Road West, and to the west by Woodhouse Lane and existing Manchester Business Park units beyond this.

The site is located at Unit 2000, Aviator Way, near Manchester Airport, Greater Manchester, M22 1GE.

This statement provides a brief outline of the ventilation strategy for the development.

1.2 General Design Strategy

The warehouse area of each building is to be constructed to a shell only level of fit-out as part of the base build works. Any ventilation required to these areas will be provided by the incoming tenant as part of their fit out works.

The office area of each building is to be constructed to a CAT A level of fit-out under the base build works.

General supply and extract ventilation to the open plan office areas will be provided via local mechanical air handling plant, incorporating heat recovery, located at ceiling level of the area served. External louvres will be provided to facilitate air intake and air discharge.

Ventilation to the toilet areas will be provided via local mechanical extract fans, located at ceiling level, local to the area served. External louvres will be provided to facilitate air discharge.

Ventilation to the cleaner's cupboards will be provided via local mechanical extract fans, located at ceiling level, local to the area served. External louvres will be provided to facilitate air discharge.

Supply and extract ventilation rates will be provided in accordance with Building Regulations Approved Document F, volume 2: Buildings other than dwellings.

Filtration of supply air will be provided, where required, in line with the air quality assessment.

Ventilation via natural infiltration shall be utilised wherever possible to minimise energy usage.

Any enhanced ventilation required to the office areas will be provided by the incoming tenant as part of their fit out works.

1.3 Controls

Controls for mechanical ventilation systems will be designed in accordance with both Approved Document F, Volume 2: Buildings other than dwellings and Approved Document L, Volume 2: Buildings other than dwellings.

Specific fan powers and heat recovery efficiencies for mechanical ventilation systems will be designed in accordance with both Approved Document F, Volume 2: Buildings other than dwellings and Approved Document L, Volume 2: Buildings other than dwellings.

1.4 Service Yards and Car Parking Areas

All service yards and car parking areas are open to atmosphere and are therefore naturally ventilated.

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